

DRAFT #1 - Minutes

Fairway Pines HOA Board Meeting of Tues, November 5, 2019

Held Tuesday, 6:30 - 8:30 PM, at Canton Township Administration Bldg, C/R E

All Board members were present; Tom Gamache, Joe Maltese, John Miltz, Rich Rickert, and Hadyn Notestine. Lana Levens, interested homeowner, also attended. Business items included the following.

1) Welcome to Prospective Board Member - Tom Gamache

Tom welcomed Lana and briefly outlined the major Board duties. Hadyn is to get Lana a map of the sub (done after this meeting).

2) Financial Report - Rich Rickert

Savings Account Balance: \$7306 Checking Account Balance: \$41,129
Money Market Account: \$35,062
Uncleared Checks: \$31,403
Anticipated Checks to be Written: 16,637
Rich proposed transferring \$7306 from Savings to Checking to provide a "cushion" until the 2019 dues begin to be collected. Tom so moved, seconded by Hadyn, no objections.

Rich distributed a proposed 2020 budget. Minor adjustments were made in Landscaping, Mailbox Repair, and Office Supplies. After discussion on next year's dues, Tom moved the 2020 dues be set at \$675 per home, seconded by John, and adopted. (See the spreadsheet part of the 11/19/19 Annual Meeting Minutes for the budget detail.)

3) PRRMA Report - Tom

- The PASER assessment will be updated in 2020.
- The sidewalks along Cherry Hill need repair, and should be included in the 2020 work, but this will be an HOA expense, not PRRMA, because this sidewalk is not part of the PRRMA responsibility.

4) Pending Foreclosed Properties

Two properties are nearing foreclosure due to non-payment of dues and lack of response to the collection agency. The Board decided to continue the legal process, and inform all homeowners of the process at the Annual Meeting. For reasons of confidentiality and neighborhood good will, the specific properties are not recorded in these minutes nor at the Annual Meeting.

5) 500 Merion Status - The Township officials tell us that a contractor has been hired to demolish the structure, remove all foundation, and level the ground. The homeowner is then expected to sell the property as vacant lot. No schedule is available.

6) Architectural Review - John

Lot #239 wants to talk to John about gaps in the plantings along the berm. (The past decisions by the Board have been that the HOA is not obligated to provide a solid or continuous screening of traffic along Cherry Hill or Canton Center, regardless of what landscaping may have been in place when the property was purchased. Rather, the HOA provides an attractive border and the extent of the plantings are decided on a case-by-case basis.)

7) Mailbox Status - John and Hadyn

558/579 Highlands in Wrong - Was corrected

Move 586/611 Highland? was changed, cost split 50/50 with homeowner.

515 Highlands - Homeowner declined to share cost, will remain as installed

Was Final Payment Has Been Made to the contractor

8) Review of Minutes:

11/27/18 Annual Meeting

1/7/19 Board Meeting

4/2/19 Board Meeting

6/12/19 Board Meeting

The Board asked Hadyn to review these past minutes and submit for file.

9) Street Trees at 45443 Muirfield - Hadyn

The Wayne County Forestry Dept came out 10/29/19 and met with homeowner Debbie Munoz and Hadyn. Forestry said they will correct the situation in early 2020. The homeowner accepted the plan and will follow-up in January.

Submitted by Hadyn Notestine, Secretary