



Fairway Pines at Pheasant Run
Board of Directors Meeting Minutes
September 24, 2020

- Meeting was called to order at 7:22pm
- Roll Call: Richard, Jon A., John M., Gelita M., Tom G. and Lana Levens (Absent: Raj and Kevin)

Approval of Agenda and Minutes

- Moved to approved to accept agenda as presented.

PRRMA Report – Gelita M.

- Multiple clerical issues happening with the PRRMA Board – invoices not being received by Fairway Pines; check not being received by PRRMA, etc. Pheasant Run experiencing similar issues. Assessing if electronic funds transfer is an option.
- Next meeting is 10/1/20; next PRRMA payment of \$24,014 due in December
- Nagle road work issues; cut down trees and branches; PRRMA did not assess damage as requested and could pose issues in Spring 2021.
- Engineering firm coming to assess all sidewalks to determine status of repairs and what type of repairs we can do – estimate should come in toward the end of the year
- No talk about curb repairs unless in the section of the street being repaired
- Assemble a list of curbs that need to be repaired to propose to PRRMA.

Architectural Review – John M.

- 10 requests for reviews:
 1. 45444 Muirfield – new windows
 2. 45754 Fountainview – deck addition
 3. 400 merion - bay window repair
 4. 45439 augusta – new landscaping
 5. 45470 muirfield - deck replacement
 6. 316 Troon - new brick paving
 7. 45506 muirfield - roof replacement
 8. 45546 fountain view - trees removed
 9. 348 merion - deck replacement
 10. 45414 augusta – new siding

- 3 homeowners have vegetable gardens on the side of their yards – one in the front of the yard. Wrote non-compliance letters and they were removed after they received letters
- Jon A. sent about 36 non-compliance letters to homeowners for issues related to weeds, replacement, debris, RV storage, AC window unit, storage of trash cans, etc.
- Letters and arch reviews are not congruent. Arch reviews came separate from maintenance/non-compliance issues. Jon's list saw a lot of compliance and response to letters being sent.
- 45437 Glengarry – non compliant (multiple letters)

Delinquent Accounts Update – Tom G.

3 long term and 1 in litigation:

- Lot #92 45492 Oakland – owes over \$1,800 which includes ADAC and Rickel owes \$865.67 to Fairway Pines; taking to foreclosure
- Lot \$ 109 45466 Augusts \$2,700 owed - \$137.50 a month paid in 8 mos. Owed under 1200
- Lot #291 45409 Cypress owes \$6,000 and under \$5,200 to Fairway Pines paying \$75/month; over 5 years to get it paid off
- Lot # 215 45647 Fountainview owes \$2342 all to Fairway Pines = fees associated with collection have been satisfied. Paying \$250/month so paid in 9 months

Middle of 2021 – only 1 long term delinquency remaining. In excellent condition and will have extra money as a result.

Treasurer's Report – Richard R.

Balances as of September 24, 2020:

- Total Checking Account: \$97,864.30 (includes uncleared checks)
- Total Money Market: \$35,000

Remaining 2020 expenses for lawn, snow' approximately \$48K to write for the year.

Last water bill was \$7,400; recommendation to cut back on watering to 2x per week with the plan to turn off the water sprinklers next week for the rest of the season.

Jon proposed mailbox cleaning and waxing - \$2,800 (Wild Boar)

Annual All Homeowners Meeting – Tom G.

- Due to the pandemic, recommendation is to send a newsletter vs. hold in-person or virtual meeting.
- Target date to send Newsletter is November 1st
- Newsletter will include proposed budget and dues for 2021, request for new board members and opportunity for homeowners to submit comments/suggestions via email.
- Ellen needs to have dues information by December 1 in order to process invoices.

- For potential new board members, Tom would have a phone conversation and explain the work and time commitment being a member of the board.
- The following Board Members are returning in their current capacities: Richard, Jon, Gelita and Lana
- Jon Anderson offer to take on role of AR from John Miltz and Hadyn offered to return to the board in a limited capacity
- Tom Gamache, John Miltz, Kevin and Raj are not returning to the board.

Next Meeting Date: November 19, 2020

Adjournment: 9:23pm