

**Fairway Hills HOA**  
**Minutes of Board Meeting**  
**November 15, 2023**

Mike Kelly, President, opened the Board Meeting at 6:03 p.m. Members present were Mike Kelly, Darren Bess, Charlie Kane, Jon Davidson and Mary Renna. Not present were Bill Quirk and Renee Alivento.

Approval of the minutes from the last meeting on 9/23/2023 was moved by Jon Davidson, seconded by Charlie Kane and unanimously approved.

Mike Kelly reported that the green roof tiles are still available but the peach color is not. Mike suggested that going forward, any homeowner who needs to change all of their roof tiles use green. Eventually everyone's roof will be green. All of the homeowners present agree with that decision.

If anyone receives a letter from their insurance company regarding their roofs, be sure to call Mike Kelly.

Charlie Kane, Treasurer, reported on the October 31, 2023 balance sheet. Total, Liability, Expenses and Equity were \$184,839.14.

The damage to our gates was not covered by our insurance as the gates had totally depreciated. However, we did receive partial repayment from the party who destroyed the gates. The remaining balance had to be charged off to bad debt.

Karen Pedro, Assistant ARC Chair, reported that they had done a drivearound and found 26 roofs and 7 driveways that needed cleaning and or repair.

Daren Bess, Landscaping Chair, said there was not much to report. There were some complaints about ruts in the grass from landscaping equipment, bushes were cut that had Christmas lights in them and a lot of brown spots.

Darren had Kit Buckenroth from Brightview out a couple of weeks ago to look at the chinch bugs and sprinklers in connections with dry spots. Brightview subs out our fertilizing and treatments for bugs to Horton.

Jon Davidson, Leasing Chair, reported that we have 7 houses leased in Fairway Hills including a new resident in Invitation Homes home at 320 Fernhill Drive.

Mary Renna, Vice-President and Communications Chair, said that we plan to invite Kit Buckenroth from Brightview to our next meeting to make a presentation and to answer questions from our homeowners.

Mary said the Cookie Exchange will be on Sunday, December 3 at 3 p.m. Suzanne Kelly and Rena Quirk are hosting this event. Bring 3 dozen cookies.

Mary announced our HOA Christmas Party was coming up on Wednesday, December 13, and urged everyone to attend.

Mary said we would soon be putting up Fairway Hills Christmas Decorations and asked for everyone to help.

Nadine Ferri-Hamilton asked what the status was with Larry Blackwelder and the one remaining 12 foot tree that had not been trimmed. Mike said that Larry had been informed about that tree and Larry said he has will complete it soon. He has been sick.

Mike said we have been working on a plan to make sure everyone's sprinklers are adjusted properly to avoid brown spots. More to come about that at our next meeting.

Mike said he would like us to have a Welcoming Committee for new residents. Carol Bess said would like to help with that.

Charlie Kane, Treasurer, presented our draft 2024 budget. Mike noted that there was no raise in dues last year even though costs went up. This year there are even more extra costs. Our management company suggested that we increase dues by \$20 per quarter in 2024, however the board agreed to only raising the dues by \$10 per quarter in 2024. In 2023 our quarterly dues were \$450 per quarter. With the \$10 increase, our 2024 dues will be \$460 per quarter. Darren moved to approve and Jon seconded the budget as presented by Charlie. Passed unanimously by the board members.

Darren moved that the meeting be adjourned at 7:18 pm. Charlie seconded. All approved.

Respectfully submitted,

Mary Renna  
Vice-President for Secretary, Renee Alivento  
Fairway Hills Homeowners Association