

9<sup>th</sup> Fair Association  
Minutes of Meeting held on Wednesday, May 18<sup>th</sup>, 2022

President Dan Severson (“Dan”) called meeting to order.

In Attendance: Dan, Ted Petine, Tony Cassella, .

Proof of notice, proof of quorum, and roll call completed. Reading of previous meeting minutes waived. With Scott absent, noted how much we appreciate all he does

**Treasurer’s Report:**

Dan gave the Treasurers Report. Balance sheets were read. On budget this month with the exception of a \$15,000 one-time payment to cover all insurances but property insurance for the year. Property insurance is the most expensive and paid by the month. Total in all accounts \$316,579.30. Finances are stable, spending is on budget.

**Discussed Old Business:**

- Discussed water intrusion repairs to all exteriors and a few minor interior repairs. Discussed new flashings installed and some new coatings (dry-Loc) being tried on building exteriors.
- Neil and Kirk finished pressure washing the north sides of all buildings. It looks great.
- No emergency elevator calls this month. Continue to observe & keep elevator door channels clean to avoid stuck elevators & service calls. Briefly discussed the status of 1700 elevator contract
- Pool Heater Issue: Still no controller parts. Repair company not communicative. Ted working on it
- Stairway repair Update: Getting final bids for stairway repairs to 1700 this week, will review them and let the bid. Briefly discussed the stairway projects(s) and tentative plans. Repair 1700 this year, evaluate next year with Neil maintaining stairways
- Directory Update: distributed new directory. It will be put on website & continually updated
- Talked about continuing problems with Villas and water bill issues. Leak in Villas appears to be cause of excessive water consumption. Water bill issue may be resolved. Getting bids on independent water supply
- Fire alarm testing completed. A small list of deficiencies being fixed
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- Irrigation system now functional but still has clogged sprinkler heads. A work in progress. Pump installation and system maintenance problems were discussed. Waterworld Irrigation company did excellent work in getting the pump & system working. They were reasonably priced
- Discussed issues with the Commons board. Over the past four months there have been instances of what appears to be significant overpayment of several projects. There looks to be assessment for a leak repair due to lack of operating funds, loans taken out to cover insurance increases, loans taken out for a culvert project due to insufficient reserve funds, a reserve study update that was minimally supervised, and selection of a property manager without sufficient opportunity for board review & input. Sufficient time for review, input, and to look for options by board members is not at present existent, and not likely to be in the immediate future. Votes by 9<sup>th</sup> Fairway representatives are irrelevant. Suggestions are not accepted, requests are ignored. Change to the board or methods of operation appear very difficult if at all possible. The situation is disappointing.

### **New Business:**

- A list of screen doors needing work has been promulgated, please refurb or replace as requested
- CINC accounting software from Ameri-Tech is now available to our Board, Dan is connected
- Dryer vent cleaning will be completed May 24<sup>th</sup> – May 26<sup>th</sup>
- Car washing on site & contractor work rules were reviewed
- Recapped boards activities this year
- This is last meeting until October. Discussed what to expect this summer
- Motion made and accepted to adjourn meeting.