

# **Fairwood Village Association Board of Directors Meeting Minutes**

**10 A.M. Saturday, February 25, 2023**

## **Bay Club Conference Room**

### **1. Call to Order:** 10 a.m., by Rick Rohrenbeck, President

- a. He verified that we had a quorum.
- b. Rick announced that Wynne Stevens resigned from the board a couple days ago. Rick suggested that John Griffith be appointed to the board and return to his former position as HOA president, with Sherri Griffith also being appointed to the board as treasurer. A motion was made to that effect, it was seconded, and the motion passed.
- c. Rick said he privately asked Dave Cunningham if he would join the board as secretary/scribe. Dave agreed, and he was thereafter appointed to the position.
- d. John thanked Rick for reassembling things after John and Sherri resigned. John said he hopes we can all work together and try to help each other and become more neighborly.
- e. John reported that Al Harness had back surgery, he is doing well, and his son will be bringing him home soon. He also reported that Rosie Zampera injured her hip but is now recovering well.

### **2. New Business:**

- a. John proposed that the board be expanded from 5 to 6 members. Mike Raymond said that it could be done by a change in the By-Laws, which only requires a majority vote of the membership at a meeting where a quorum is present. By-Law changes are not required to be recorded with the county clerk. Charlie Mayfield said we can vote on changing the number of board members in the members meeting scheduled to follow immediately after this board meeting is adjourned. Mike asked if we could wait until the next members meeting after that. Rick moved that we hold the vote for increasing membership at the members meeting after today's board meeting, the motion was seconded by Dave Cunningham, and the motion passed.
- b. John asked for volunteers to be an "activities chairperson" to schedule happy hours, barbecues and other neighborhood get-togethers. Diane Lovina volunteered to handle that.

- c. John asked if the HOA board needs to use snail-mail communication or if we could simply use email and save postage. We do email minutes and meeting info, except for the annual members meeting. It was suggested that someone should check to verify that email communications are sufficient and allowed.
- d. John said the entry area to Dogleg Lane needs work. The bushes have all grown together. He asked for suggestions on what we can do to make that look better and healthier. Rick was asked if we could get a committee to investigate that. He replied that the landscaper said he will address the mole issue, and we could also have a work party once every 2-3 months and save money if we do it ourselves. Mike said he would like to see a landscaper take care of it to keep it in the best possible shape. John suggested we get it looking good by taking out dead bushes, etc., and then have the landscaper keep it trimmed and nice. Rick agreed to organize a committee to look at the entry way, clean it up, and organize work parties. Diane suggested we get an estimate for landscaper taking care of it.

**3. Landscape Maintenance Committee:** Rick got in touch with McClain Landscaping and asked if they would come back to work with us, because our previous landscaper was let go due to members not being fully satisfied with his work. Rick asked McClain about improving the common area, and McClain offered monthly visits with mowing, trimming, working in the common areas, and in the dry season they do pruning and other work. For individual lots, the cost would be \$65/hour. The vendor McClain or the HOA can cancel at any time. The annual cost to the HOA would be \$13,760. Rick declined to accept it because that would be 70 percent of our annual budget. Rick contacted Richard Falwell with 4 Seasons and asked if he would come back. He eventually said yes and made a bid of \$7,000, which is much less than McClain. But he's 86 years old and not sure how much longer he will work, so the contract is for one year, with a second year if he wants it. Richard will not be able to handle individual lots, so Rick sought out people who can do individual lots. Jose is willing to come in for individual lots and maybe will take on common area work in a year or two.

- a. Rick also reported on the removal of a dangerous, dying tree near the Cressy property. The ARC committee came in to assess

the situation before the decision was made. Joe Vozarik said South Bay ARC has no jurisdiction over our common area. Anita Louise Cressy said Rick was her "knight in shining armor," personally helping to keep the trees safe. She asks that we all become a little more kind and a little more human. John said discussion has become a "process issue," and said we document the landscaping activities. Mike requested that a written documentation be placed into the minutes to indicate the tree cutting was done with approval by the board (and this is that documentation).

- b. Charlie said we had problems with Robert Gomez, part of problem is with backflow testing, Rick said DC Backflow will be testing our backflow in March with a professional, certified backflow test person who will provide results to everyone.
- c. John asked for a motion to hire Richard of 4 Seasons for landscaping, starting in April, but it will be on a February-to-February basis. They will only mow common areas twice this year. Joe made the motion to hire 4 Seasons, Dave seconded it, the motion passed.

**4. Old Business:** Joe gave a report on our road situation. He contacted Lakeside, a guy named Phil came out, and Joe asked for a few options. One was similar to what was done last year (putting hot seal on the cracks). The estimated bid was \$4,091.25. Joe figured with this bid, it would cost \$219 apiece for 19 homes. The work would only be on Dogleg Lane, so if only Dogleg paid for it, it would be \$275 per household. That takes care of crack filling. Last year's work has settled in, so Joe thinks it might be advisable to re-do it this year. Phil said the road is not too bad, they don't normally do crack filling, but he's probably hoping to get a job to eventually re-do the whole road. Among the options suggested by Lakeside: Work on Par 4 Court only would cost \$30,002, or \$7,500 per house. Par 4's street doesn't seem in dire shape. On Dogleg, Phil said the main problem is not the surface, but the instability underneath it. It would cost \$94,000 for a 3" overlay, which grinds off 3" of existing asphalt and replaces it with 3" of new asphalt. For both streets, it would cost \$5,600.73 per household. With sales tax, the final cost would be \$102,500. One evaluation a couple years ago said the Dogleg Lane road should last another 10 years. John said we are just evaluating this situation right now, so there was no motion or vote at this time. Mary Lee Sondergard suggested we have a geotechnical specialist evaluate the

road, rather than a contractor who has a financial interest. Charlie was told by the contractor that just paving over the road won't solve the problem. The decision was made to have Joe form a committee to get all necessary and pertinent information on the road. The motion to have a reserve study done was made by Sherri Griffith, seconded by Dave and passed.

**Adjournment:** Motion to adjourn made by Joe at 11:41 a.m., seconded by Dave. Motion passed.

**Next Board Meeting:** April 13.

**Submitted by Dave Cunningham, Scribe**