

1. **The Chair Called Meeting to order** September 10, 2020 at 1:00pm. The meeting was held in the atrium of Fairway Village clubhouse and broadcast via zoho.
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2. Quorum Established

The directors present were:

Maureen Kirkpatrick, Chair; Thomas Fronk, Secretary; Linda Black Treasurer; Ernie Norton director

Also in attendance representing C.O.R.E. Services, as management were John Caughell and Doug McLain

3. Prior to the meeting being called to order, Director Tony Mirarchi resigned.
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4. **Linda Black Moved** to postpone annual meeting from October 22, 2020 to November 6, 2020.

Motion seconded by Ernie Norton

After discussion and deliberation, the motioned Passes

5. **Linda Black Moved** to hold the annual meeting by ballot in accordance with Article III Section 2

Motion seconded by Ernie Norton

After discussion and deliberation, the motioned Passes

6. **Ernie Norton Moved** to waive electing Inspectors of Election

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Passes

7. **Linda Black Moved** to authorize the Chair to appoint Inspectors of Election for the upcoming annual meeting.

Motion seconded by Ernie Norton

After discussion and deliberation, the motioned Passes

8. **Ernie Norton Moved** to place on the ballot a vote by the owners to amend Article IV Section 13 of the Fairway View Condominium Association Bylaws by adding subsection (a) Allow directors, for the purpose of establishing quorum and to present and vote on matters before the board, to participate by phone or through online meeting software, provided that the director can hear all other directors and that all other directors can hear a director who is not otherwise physically present.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

9. **Thomas Fronk Moved** the board direct CORE as our community manager to use the following operational definition of ‘suitable furniture’: patio furniture including umbrellas and stands; bottled propane, electric, or natural gas piped barbeques, flower pots, and outdoor rugs; and that there may be specific cases within these categories that may be found to be unsuitable, due to nuisance, protecting the architectural integrity of the property, protecting common infrastructure, incongruence with other declaration or bylaw provisions, and/or other factors, as further clarified through board promulgated rule.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

10. **Thomas Fronk Moved** the board direct CORE as our community manager to begin immediate enforcement of the multiple provisions in our bylaws and declaration concerning unapproved encroachment into certain common areas, in this motion to specifically include land, landscaped areas, and walkways, but not including limited common areas; these encroachments include but are not limited to pots, planters, lights, feeders and baths, gardens, and decorations; using an education-to-enforcement approach; and targeting compliance by the end of November, 2020.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

11. **Thomas Fronk Moved:**

1. To end the use of SE corner as an amenity available to a subset of owners and/or non-residents effective at the end of the current growing season, or November 15, whichever comes first
2. To sunset any permissions granted by any earlier Board to allow the use of the SE corner for any purpose other than common space, available to all owners, their guests, and their visitors, except where limited under Bylaw or the Declaration, effective upon Board approval of this motion
3. To direct garden users to remove as much of their personal belongings as reasonably possible before November 15, as required by Bylaw and the Declaration, to allow all owners reasonable access to the space while part 4 of this motion is carried out
4. To ask the Chair to appoint, under her powers as Chair, an ad hoc owner committee to return to the Board recommendations no later than January 31, 2021, for the best use of the SE corner as common space as defined in Bylaw and the Declaration, with access to all owners, their guests, and their visitors as required by Bylaws and the Declaration
 - a. The committee will have at least five owner members
 - b. The Board Chair will name a chairperson of this committee
 - c. The committee will have geographic representation from entire property
 - d. The committee will include no more than one owner who is a garden space user, defined as any owner who has had a space within the last five years
 - e. The committee may return a recommendation that a garden space is the best use of the SE corner, but that

use must comply with Bylaws and the Declaration

f. The committee, through the Board Chair, may seek technical assistance from the community manager and/or counsel.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

12. **Thomas Fronk Moved** the Chair be asked to approach CORE, the current Association management company, to determine if CORE would be willing to be included as a management options for 2021. If not, ask CORE what the barriers might be; and to report back to the board for instructions to the Management Options committee as appropriate.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

13. **Ernie Norton Moved** to recall the waste surround project from the building maintenance committee.

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Passes

14. **Ernie Norton Moved** to approve the IBI bid for waste surround reconstruction and all requested upgrades as a reserve project for a price not to exceed \$83,000.00

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Passes

15. **Ernie Norton Moved** to remove foyer locks from committee and bring to the board.

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Passes

16. **Ernie Norton Moved** to replace foyer locks with keyless lock system.

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Subsidiary Motion Made

17. **Linda Black Moved** to postpone replacing foyer locks with keyless lock system until next board meeting.

Motion seconded by Ernie Norton

After discussion and deliberation, the motioned Passes

18. **Ernie Norton Moved** to recall foyer door painting project from maintenance committee.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

19. Ernie Norton Moved to authorize the painting of the foyer doors as provided for by the original contract.

Motion seconded by Linda Black

After discussion and deliberation, the motioned Passes

20. Ernie Norton Moved to extend the contract with Pacific Landscape Service for 2021; provided that the price for the contract is not increased.

Motion seconded by Thomas Fronk

After discussion and deliberation, the motioned Passes

21. The Meeting adjourned at 2:37pm

Official attachments to these minutes:

Attachments are available electronically and upon request to C.O.R.E. Services, LLC at fvca01@acclarit.com

The minutes above were prepared by John Caughell of C.O.R.E. Services, LLC and are true and correct to the best of my knowledge and belief.

The minutes above read by Thomas Fronk, Secretary of the Board of Directors for Fairway View Condominium Association and are true and correct to the best of my knowledge and belief.

The minutes were approved at the board meeting.