

Fairway Hills Board Meeting February 20, 2023

Aileen updated us on the code enforcement's guidelines on unattended cars left on the street. Once tagged, the homeowner have 7 days to move the automobile.

Agenda is accepted. Mike/Aileen/Ben

Mike/Aileen/Ben approved the minutes.

Aileen created our introductory letter. Weichert mailed letters to homeowners.

Renee to check e-mail account. – periodically

Weichert - use current lawyers. Ben will call Weichert and ask them to send delinquent letters to past-due homeowner HOA fees. Anytime Weichert sends out notice of action to homeowners, send a copy to our ho board email address.

Ben to set up a call with Weichert about our issues and give them deadlines.

Reviewed financial statements - Scott.

2 landscapers - one does the mowing, the other does flowers, mulch etc.

Prioritize what is most important.

Weichert is waiting on the developer to give them information for the declarant letter.

HOA to pay for water for entrance flowers, and for street lights. We need clarification on what are our common areas.

Is Weichert mailing ho letters to the owner's address or to the house address? Is Weichert charging interest on past-due bills? If so, we don't see it on our finances.

Send out past-due balance letters. Add late fees. Tell them money is used for common areas and lights.

- Vendor cost and bidding - need common areas defined.
- Plat - mark plat to show common areas
- Website - Still not listing us as on the board.
- Hiring Attorney - use current one for now. (main scope to add delinquent fees and fine to CCR)
- Neighborhood Participation-our big meeting is in April. Hold off
- Association Meeting - do we have enough for quorum? We have 84 houses, minus delinquent homeowners. It must be 50% plus 1.

- New Business: lack of sidewalks. There were actually supposed to be sidewalks in our neighborhood. The city and builder agreed this wasn't a requirement. The HOA contract states that sidewalks will be included. Does the city have the right to declare that our covenant not binding regarding no sidewalks? Builder was supposed to provide us with money to build sidewalks for HOA. Would we even want sidewalks if given the money?
- Aileen to contact Rex and ask about potholes, Aberdeen, Fairway Hills drive, Wirt extended, and noise ordinance regarding dogs. Is there a plan for an apartment complex?

Association Meeting Setup: (Oakland Community Center can house us for neighborhood meeting) Zoom???

- In Person/Online:
- Secret Ballots:

Rex is the code ordinance man for Oakland TN. We may need to validate HOA with the current code 901-490-7973.