

**The Dorsey Search Town home Condominium Association
T/A the Greens at Fairway Hills
Board Meeting**

**Wednesday August 20,2008
5549 April Journey Way**

Directors Present: Mark Wilson(Pres.),Faith Courville(Vpres),Donna MacIsaac(Treasurer), Alicia Oro(Secretary and Landscape Co- Chair), Thomas Stanges(Director at Large and Landscape Co- Chair)

Residents Present: Christina McGlossin Wilson(Pet Committee Chair and Website), Lesley Riley(Architectural Committee Chair), Kristin Stanges, Dana Kiehl(5550), Terry and Kami Kessia(5738), Anthony Bethea(Parking Committee Chair)

Management Company Representative: Regina Connolly

Open Forum

Lesley Riley(5646) notes erosion and construction debris on the right side of her front stairs. She is now getting leakage into her basement.

Tom Stanges indicated that we should consider a barrier hedge near 5632 to prevent golfers from continually using the area as a “ cut- through”, which is also enhancing erosion issues

7:09 pm Call to Order

I. Landscaping

Regina spoke with Ben from Mainscapes and he has suggested that he do another walk through with property management and Landscape Co- Chairs to determine fall plantings. We need to revise our current contract to reflect any changes and notify homeowners of work to be completed.

Mainscapes inadvertently set out pesticide flags while spraying fertilizer which has caused some concern from the board. There was a lot of community concern the last time that pesticides were sprayed. Mainscapes promised to give us prior notice to any future spraying. Regina will speak to them to remind them that we have asked for 1 week notice prior to any future sprayings so we can post it on our website for the community to see.

Donna brought up the concern that we are not getting enough watering at the entrances. The plants are wilting. Mainscapes is currently watering weekly. Tom signed off on the fall flower entrance plantings which states that watering will be performed “once a week and as needed.”

II. Architecture

a. Composite Decking

Lesley reviewed requirements for Composite decking that the community has adopted. There are 2 approved colors on the website and they must match any existing wood on the deck.

A unanimous decision was made by the board to allow partial wood and partial composite decks(combination of wood and composite) as long as the colors match. This vote came to light as a result of the NV homes which are unable to duplicate the intricate railings that already exist in composite decking.

b. Architectural Files

Lesley needs a location to archive past architectural review materials that she has filed on homes in the community. Mark suggested that we keep the last 5-7 years. Regina has offered to store the files at ACM.

c. Architectural Review

People have not done repairs since the last architectural review one year ago. The board discussed how we are to impose fines. It was suggested by Tom and Kristin Stanges that we mail out the last architectural review to all homeowners. A letter of violation will be sent along with this review outlining the penalties. Letters will be mailed prior to the end of the month so that homeowners will receive them on or before September 1. Lesley suggested a fine of \$10 per day starting on September 30. Lesley and Regina will then re- inspect the homes in violation. Tom Stanges, Mark Wilson and Donna MacIsaac accepted the motion seconded by Kristin Stanges and Faith Courville.

III. Concrete

We have selected O'Leary to do our concrete, sealant and red striping work. Owners can email or call the company individually to get bids on their particular units for driveways and lead walks. We will send out a mailing 3 wks prior to the start date.

IV. Pet Committee

There is a dog that has been reported off lead in the community somewhere behind 5543. Christina will continue to investigate. The waste problem has decreased significantly with the addition of the bag/waste stations.

V. Parking Committee

Anthony Bethea reports that when we received our first approval, no one noticed that we had a 20 day window to complete the work. The fire chief was slated to come to the community on the 18th of August with the intention of inspecting the completed work. Anthony notified him, after consulting with the board, that the work had not been completed.

In the interim, Anthony has asked for and been granted one additional extension from the Fire Chief to complete the work. Anthony indicates that the next email he sends should be the start of the work. Regina will call the contractor tomorrow and get a start date for the work. She will report this date back to Anthony who will then communicate it to the Fire Chief. Regina will also pass the red striping/fire lane plans onto the contractor, at Anthony's suggestion. If the contractor needs to, he can speak directly with the Fire Chief.

Alicia Oro brought up the concern that residents may start parking on sidewalks if the entire red striping/firelane plan is carried out. Anthony suggested that we consider going with the plan as is as a change in decision could void the entire project. Mark Wilson indicates that he would still like to do one final walk through with Alicia prior to finalizing the plans. Tom Stanges made the suggestion to put up “No Parking” signs in lieu of red striping in certain areas.

VI. Website

Christina informed us that every committee has its own page on the website now and she can contact Bob Skelton with any updates we would like to post.

Some concern was raised from the floor about just how responsive is the website in communicating homeowner concerns? Christina outlined how the process worked by stating that when she receives an email from a homeowner, she automatically forwards it to the appropriate person, whether it is the property manager or a committee chair. That person is then held accountable to find an answer and respond to that individual.

VII. New Business

a. Condo Insurance

A letter is going out to all residents indicating that they need to verify what their condo insurance covers. The Master policy which the development carries restores the exterior only. Private condo insurance covers the interior. It is currently not enforceable to make someone get condo insurance. Tom Stanges pointed out that condo insurance is needed if you have a note on the house. Regina suggested that we need to look at these points when our policy is up for renewal next year. Do we want the policy to cover units in their entirety?

b. Fall Festival

It was suggested from members present that we have something for the adults this year. The last 3 years have been family themed parties. In light of this, Lesley suggested a progressive wine tasting. Mark suggested that we choose a chair and then pick a date, a location and what it will entail. We have chosen Saturday October 25th at 7pm. Lesley and Faith will co- Chair this event. Details to follow later.

VIII. Old Business

a. Cicada Killer Wasps:

We have asked homeowners to treat these wasps on their own. The Landscape Company cannot assume the liability of widespread spraying. We have asked Regina to have the explanation from her latest letter posted on our website.

The meeting was concluded at 8:27pm.

The next meeting will be held on Wednesday September 3rd. Location TBD.

