

**FAIRMONT VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**April 8, 2022**

1. **CALL TO ORDER** - The Fairmont Village Board of Directors Meeting was held at 10:00 am on April 8, 2022 at the MCA Clubhouse and called to order by Carol Ranney, President.
2. **ROLL CALL** - The following board members were present: Carol Ranney, Rita Blair, Sandy Haley, Mike Kazemfar, Jim Loving. Also present: Robin Arnold, Ray & Gail Baker, Warren Burns, Everett Graves, Lynne Himelrick, Regina Morse, Jim and Carolann Stone, Catherine Thomas.
3. **COMMUNITY** – None
4. **MINUTES – Sandy Haley**

**MOTION** made by Carol Ranney to approve the March 11, 2022 minutes; motion unanimously carried. The minutes will be posted on the MCA Website.

5. **TREASURER'S REPORT – Mike Kazemfar**

Mike reviewed the financial reports for March, everything is in balance. The report will be filed as presented and subject to audit.

6. **CORRESPONDENCE – Carol Ranney** – The registered letter addressed to 1563 N Foxboro Loop was returned.

7. **REPORTS OF OFFICERS**

- a. MCA – Rita Blair reported on the March 16, 2022 meeting.
- b. Landscape Walk, April 5 – Still catching up. They will be mowing every week on Friday and spend two days for trimming. Carol will check with Kevin to see if the May walk can be changed from May 10 to May 17.
- c. Rentals – Jim Loving reported that everything is up to date.
- d. Proof of Insurance/Termite Protection – Sandy Haley reported that 23 emails and 14 letters were sent since our last BoD meeting.

8. **COMMITTEE REPORTS**

- a. Irrigation – Jim Stone reported that everything is up to date.
- b. DAB – Jim Stone reported there were 28 DAB requests last month.
- c. Social Committee – Nothing till further notice.
- d. Welcome Committee – Sandy Haley reported that all visits have been completed. Carolann is likely to take over by the end of April. She has had two helpers to help her in the past.

9. **UNFINISHED BUSINESS**

- a. Pave Rite Project on Fairhope – Mike reported that the work has finally been completed and the cracks have been sealed. Although not attractive, it will prevent water from going in.
- b. March Walk Arounds (property cleanup) – Carol and Jim reviewed the main Fairmont area. Twenty-one notices were emailed for filled gutters and driveway power washing.
- c. Entrance to main entrance – Landscape work at the Foxboro Loop entrance has been completed and looks great. Maybe four people would volunteer to take a week each month to pull weeds and remove dead blooms. Mary Peters has already volunteered.
- d. Walls power washed – All have been completed.

10. **NEW BUSINESS**

- a. Audit – Mike Kazemfar – The audit was completed by the same people who did it last year. It was completed in just three hours and they gave us a glowing report on how well everything is backed up. Mike commended Robbie Anderson for her excellent work in keeping our books. Mike has been working on the audit for another Meadowcrest Village for the past three weeks and cautioned that having a management company to “take care of everything” has not been the case in relation to financial reporting.
- b. 2022 Goals
  - 1. Paint 27 Lampposts  
T&P \$50.00 each (Total: \$1350.00)  
Alliance \$ 67.00 each (Total: \$1809.00)
  - 2. Entrance Signs – (Could be about \$2000.00 – Carol will contact MAC Signs for an estimate and move this to Unfinished Business next month.)
  - 3. Shrubs bushes – (This would be for dead or missing shrubs. Suggest starting with one area at a time - maybe Endicott first – estimate spending about \$1000.00)

**MOTION** made by Mike Kazemfar to go with the T&P Painting proposal to sand and paint twenty-seven lampposts at a cost of \$50.00 each; seconded by Jim Loving; motion unanimously approved.

- c. Pump1 Endicott Main Breaker \$1463.00 – The pump has been down for a couple of weeks. Thomas Electric was hired to take care of replacing the main breaker.
- d. Islands lamppost electricity – Ernie Pehmoeller and Jim Loving have been going around to see what needs to be done.
- e. Flags Memorial Day – up May 27 or 28; Down June 1 or 2
- f. Trees – Joe Griffin Tree Service and JLH Tree Service – Joe has been taking a nine-week course to get his arborist certification. JLH has more work than they can handle. They charge to make an inspection report but the cost is transferred back as a credit if we sign a contract with them. This subject will be moved to Unfinished Business at the next meeting.
- Mulch – Application of mulch will be placed from the ac unit to the front and likely to take place at the end of April.

**11. COMMUNITY – 3 minutes** - Robin Arnold asked whether she should keep her bags of concrete mix for the wall repair work that will be done. *Kevin Lanier indicated on the landscape walk he would put river rock in the area and will submit a proposal to Carol.*

**12. EXECUTIVE SESSION**

The Board will go into an Executive Session at the end of this meeting.

**14. NEXT MEETING: May 13, 2022, 10:00am, Clubhouse**

**15. ADJOURN** – The meeting was adjourned 11:15 am.

Respectfully submitted,  
Sandy Haley, Secy.