

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
THE FAIRWAY HOMEOWNERS ASSOCIATION**

February 27, 2023

CALL TO ORDER

The following are the Minutes of the Meeting of the Board of Directors of **The Fairway Homeowners Association**, held February 27, 2023, at the offices of The Management Trust, 12607 Hiddencreek Way, Ste. R, Cerritos, CA. A **Quorum** was present (in person and via Zoom), and the meeting was called to order at 6:09 p.m.

BOARD MEMBERS PRESENT

Diana Fernandez, president; Michelle Sangalang, vice president; and John Strand, secretary/treasurer

BOARD MEMBERS ABSENT – None.

MANAGEMENT

Valerie Cuonzo, The Management Trust, community manager, was also present.

HOMEOWNERS FORUM – None.

EXECUTIVE MEETING SUMMARY

At the Executive Meeting of the December 15, 2022, the Board addressed a hearing regarding a trash violation and reviewed its Collections' Report.

APPROVAL OF CONSENT CALENDAR

The Board unanimously approved the Consent Calendar as follows with Ms. Fernandez making the motion, seconded by Mr. Strand :

- Approval of the December 15, 2022, Board Meeting Minutes as presented.
- **Liens Approved:** None.
- **Foreclosures Approved:** None.

FINANCIAL/TREASURER'S REPORT

The Board reviewed and approved the following financial statements for the months of November and December, 2022, and January, 2023.

Investments: The Board approved Management's recommendation to close the Pacific Western Bank, which is under-performing other bank interest rates, and to open a new account with JP Morgan Securities for better investment and oversight of the account. Motion was made by Mr. Strand, seconded by Ms. Fernandez; all approved.

MANAGEMENT REPORT

Management included in the Board Meeting packet the Action List of December 15, 2022, and Site Reviews of October 13, 2022. The Board noted no significant issues for discussion.

The Board also reviewed site review reports from Feb. 6 and 8.

OLD BUSINESS

Gridley Vehicle Gate: The Board reviewed work that has been done to the gate, including replacement of the wheel brackets and installing three photo eye covers. Management also reported Byers & Butler gate service has confirmed there is a functioning battery backup system in place should there ever be a loss of power in the community. No further action at this time.

NEW BUSINESS

Proposals for Roof and Gutter Cleaning:

The Board decided to not pursue such work at this time.

Proposal to Install New Gutter: Mr. Strand motioned to approve a proposal provided by Lang Roofing to install section of new gutter on building adjacent to the Gridley gate at cost of \$967. Ms. Sangalang seconded the motion; all approved.

Garage Re-Roof Proposal: Tabled. Manager to request roof consultant to provide proposal for roof replacement of the garage roofs.

Legal Counsel Retainer: Ms. Fernandez motioned to renew the retainer agreement with Roseman Law, seconded by Mr. Strand. All approved.

Landscape Improvement Bids: Ms. Sangalang motioned to approved improvement proposals for the landscape around the perimeter of the community at cost of \$3,819, seconded by Mr. Strand. All approved.

SB 326: After reviewing proposals submitted to conduct balcony inspections as per the requirement, Senate Bill 326, Ms. Sangalang made a motion to approve the bid submitted by structural engineers S. Graciano for a cost of \$4,050 to conduct inspections. Ms. Fernandez seconded the motion, and all approved.

