**LAKE FAIRWAY’S HOA/ELS LIAISON MEETING**

**JUNE 18. 2024 @ 10:00 AM**

**LAKE FAIRWAY’S CLUBHOUSE**

**Attendees: Tom Charboneau, Judy Carson, Margaret Panzer, Dave Gielow, John Grab. FT: John Donahue, Diana Ferrucci, Eddie Flynn. Absent: Dick Hayes**

**ELS: Kevin Karau, Manager, Kelsy Phillips Asst Manager**

**Kevin gave board updates on current & upcoming projects.**

**Pool bathrooms are complete & open for residents’ use. The outside pool bathroom floor is slated to be painted.**

**The inside clubhouse painting has started.**

**Joshua Tree Service is wrapping up taking down dead trees.**

**Awnings for the front of clubhouse & tennis court will be completed within 2 weeks. The tennis court frame had to be rebuilt & put project behind.**

**The new rental golfcarts have been delivered & ready for rental.**

**Repairs on the golf course irrigation system will be a summer project. Hole #3 irrigation is fixed & we are waiting for the new golf cart path to finish.**

**The lakes have been sprayed & will re-evaluate in 3 weeks for additional spraying.**

**The clubhouse parapet leak has turned into a major repair. I have turned it over to asset management to look at.**

**Comcast is on site today (June 18, 2024) to evaluate internet access to the clubhouse.**

**Questions/concerns from Directors:**

**TC: Question directed to Kelsey residents are receiving notices with incorrect information on them. Kelsey: I am sorry about that & I will be more careful going forward in the future. I try to document with pictures, calls then paper response to the residents.**

**JC: The drain going into Cul Sac 55 is not draining & the road floods. This week with all the rain it was inches away from the resident’s home. We need to address this as we are going into the rainy season. This situation was discussed in 2022 & we were told then the drain needed replacement. I will go back over liaison minutes to find the date.**

**MP: Do we have a date for resurfacing the tennis court yet. Our tennis competition season starts in November & would be nice to have finished by then. President of the tennis association has emailed you with no email response. Could please reach out to her. We also need gender signs on the pool bathrooms.**

**DG: The hot tub is looking a little green has the new pool contractor started yet. The pool deck needs power washing & we need an electrical outlet under the pool pavilion. KK: Power washing of the pool deck will take place after 4th of July. The electrical outlet is scheduled to be installed.**

**JG: Have we heard any more about road repair. KK: Projecting 2nd half of the year.**

**TC: What is the status of the residents paying lease payment by check. KK: ELS attorneys will be meeting Friday June 21, 2024 @ Lake Fairways starting @ 11AM with Lake Fairways.**

**JC: The HOA sent you a letter for donation to the 4th of July festivities. Will that be a possibility? KK: I will know in a couple of days & will let Tom know. Would it be possible to have a paved walkway alongside the front steps going into the clubhouse for residents’ mobility impaired. KK: will have to investigate.**

**JG: Would it be possible for maintenance crew to clean outside storage room on the southeast side of the of the clubhouse. KK: Yes**

**JG: Trash around the pool area is not being taken care of by maintenance. KK: Will address this with Bob.**

**Kevin: On Saturdays there will be a manager onsite during the day as well as somebody in maintenance. On holidays maintenance will have someone.**

**There will be some golf course maintenance in the next coming weeks I will let the board know when & where.**

**Meeting was adjourned @ 1045 AM**

**Respectfully submitted**

**Judy Ann Carson, Secretary**