

**MINUTES OF THE BOARD OF DIRECTORS MEETING
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.
HELD ON MONDAY, JULY 16th, 2018 AT 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:05 PM. The meeting was properly noticed.

ROLL CALL

Those members present were Larry Abrams, President/Treasurer; Rachelle Cohen, Secretary and Lester Wild, Vice President. Also present was Dawn Bedusa of Residential Management Concepts, Inc.

APPROVAL OF MINUTES

Minutes were not approved as Rachelle Cohen would like to add to the minutes that tree trimming has been discussed at the last 2 meetings. Dawn Bedusa did give them 2 proposal and was waiting for the 3rd from Branch Management. No decisions have been made regarding tree trimming. Dawn will resend the other proposals to the Board.

FINANCIALS

Larry Abrams reported that there is \$ 30,202.33 in the Association's account. Larry Abrams signed the insurance forms for this year and requested that the insurance be financed.

OLD BUSINESS

Landscaping- Would like to know if Carlos is supposed to trim the trees up to 12 feet. The Board would like a monthly calendar of when weeding/spraying and trimming is schedule to be done. If it rains, does Carlos come back and respray?

Pest Control – Todd from Bug Out Pro asked Carlos to forgo the trimming of the hedge since they just sprayed. Todd is sending an updated contract.

Wood Rot –Hartzell will be onsite next Monday, July 23rd to walk with Les and Dawn. Greg from GGL Construction will be on property the next day to walk to Larry and Dawn

NEW BUSINESS

Irrigation – Larry will contact Irrigation Design Concepts to change the times the sprinklers are on.

Termites – Dead Big Edwards were onsite inspecting 5092 Point Emerald lane. They concluded the building needs to be tented. A verbal quote of \$3500.00 to tent was approved by Rachelle Cohen. Seconded by Les Wild. Motion passed.

Privacy Fences – Discussion regarding privacy fences. Who would maintain? Board feels it would be owner responsibility.

There was no further business addressed by the Board, Larry Abrams moved to adjourn the meeting; seconded by Les Wild. All in favor. Motion carried. The meeting was adjourned at 7:45PM.

Respectfully submitted,
On behalf of the Secretary,
The Board of Directors,
Townhomes II of Fairfield Association, Inc.