

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.  
HELD ON MONDAY, MAY 20th, 2019 AT 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:03PM. The meeting was properly noticed.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Les Wild moved to approve the minutes of the last meeting that was held on Monday, April 12<sup>th</sup>, 2019, as presented; second by Larry Abrams. All in favor. Motion carried.

**FINANCIALS**

Larry Abrams reported \$68,608.68 in the operating account. For the assessment, 13 units paid in full, 14 paying monthly payments, 6 unpaid +5112. Another payment will be submitted toward the line of credit at the end of the week. Established reserve account for the paving.

**OLD BUSINESS**

**Painting**– Les and Dawn will walk with Chuck Swift from Hartzell. There are still some issues to be addressed: the yellow below Les Wilds front door needs to be painted. There's paint on steps and plants.

**Awnings** – Jorge from JC Awnings will be onsite to finish installing the front awnings

**NEW BUSINESS**

**None**

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 7:24PM.

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