

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TOWNHOMES II OF FAIRFIELD ASSOCIATION, INC.  
HELD ON MONDAY, JANUARY 21<sup>st</sup>, 2019 AT 7:00 PM, IN THE CLUBHOUSE**

Larry Abrams called the meeting to order at 7:06 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**

Rachelle Cohen moved to approve the minutes of the last meeting that was held on Monday, November 26<sup>th</sup>, 2018 as presented; second by Les Wild. All in favor. Motion carried.

**FINANCIALS**

Larry Abrams reported \$37,641.02 in the operating account. Unaudited \$37,641.02. As of 1/21/19 \$5,336.64 prepaid fees.

**OLD BUSINESS**

**Wood Rot** – Larry and Dawn walked the property with Josafa from Topline. Not all the issues were marked with tape however his proposal that he submitted last month included all the areas that are visible. Larry made a motion to approved Topline’s bid. Les Wild seconded. All in favor. Motion approved.

**Roofs** – 3 proposals were submitted for foam cleaning. These will be done after the wood rot is completed but prior to painting.

**Painting** – 3 proposals were submitted to the Board. Larry made a motion to approve Hatzell’s bid of \$42,000. Les Wild seconded. All in favor. Motion Approved.

**Awnings** – 16 awnings need to be replaced. Les made a motion for JC Awnings to complete the work for \$11,277.80 to match remaining awnings. Rachelle Cohen second. All in favor. Motion passed.

**NEW BUSINESS**

**Assessment**– A special assessment meeting will be scheduled in February.

Rachelle requested that Voters Representative be added as an agenda item to be discussed at next scheduled Board of Directors meeting.

There was no further business addressed by the Board. Les Wild moved to adjourn the meeting; seconded by Larry Abrams. All in favor. Motion carried. The meeting was adjourned at 7:42PM.

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