

Fawn Ridge Maintenance Association
Board Of Directors – Minutes
April 13, 2022 – Maureen B. Gauzza Public Library & Virtual Meeting

1 **I. CALL TO ORDER**

2 VP, Greg Smith called the meeting to order at 7:04 pm

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4 **II. ROLL CALL OF OFFICERS**

5 Present – Chris Renshaw, Greg Smith, Denise Acevedo & Mike Castro, Property Manager

6
7 **III. GENERAL DISCUSSION**

- 8 • G. Smith discussed how BOD meetings are conducted
- 9 • Donna Provencher 8915 Beeler Dr. – Rental restrictions effort underway for Villages F1&F2 (plus
- 10 2 other neighbors). 21 Rentals currently – need 75% approval for that Village. 120 total, 90
- 11 affirmative. Looking for sample wording. Get a committee in place to drive this overall effort.
- 12 • Diane Volk – 89xx Hannigan Ct – Standing water behind the homes on Hannigan Ct. This issue is
- 13 on the County Punch List. Mosquitoes are swarming. Dishwashing fluid, mosquito fish. M.
- 14 Castro contacted CPDE legal.
- 15 • Helena Martensen – 8925 Breland – Compliance Legal Costs. Would not vote to wave. Suggested
- 16 a GoFund Me campaign to help homeowner with their own legal costs. This is a Deed Restricted
- 17 Community. Board should not set precedent.
- 18 • Fred Martensen – 8925 Breland – Compliance Legal Costs. Fiduciary responsibility of the Board
- 19 to protect the Association in the interest of all homeowners in Fawn Ridge. When reviewing
- 20 Management companies, look at costs and what they will provide. New Gauge has been very
- 21 responsive and does not vote on Board.
- 22 • James Geider – 8954 Eastman – Compliance Legal Costs. Has the shed that went to the courts.
- 23 Learned about result of suit from email blast. Fawn Ridge legal costs a fraction of his legal costs.
- 24 Insists there are 96 sheds in the community. Has filed an Appeal.
- 25 • Margaret Edwards – 8912 Breland – New Gauge CAB license was expired for a few months.
- 26 Homeowners are not trying to get the legal fees forgiven. Bank issues. Recall efforts.
- 27 • Karen Carlozzi – 9324 Exposition – Castro vs. Renshaw – Confusing on communications. Lack of
- 28 confidence within the community. Looking for more solid leadership and partnership. G. Smith
- 29 will make sure the agenda is posted ahead of time.

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31 **IV. APPROVAL** – Minutes for previous meeting were approved prior.

32
33 **I. UNFINISHED BUSINESS**

34 i. CPDE

- 35 a) Berm, standing water, and sidewalks are on the punch list.
- 36 b) Escalated to legal should have some communication by end of week per M. Castro, PM

37 ii. Monument Funding next steps.

- 38 a) Funding agreement – original agreement funds at end of contract. Changing to allow 3
- 39 draws.
- 40 b) Need variance prior to permitting and formal permission from owners on Hannigan to give
- 41 up a small corner of their yard.
- 42 c) M. Castro, PM to get permission in writing through easement agreement from owners.
- 43 d) Designed were approved by C. Renshaw.

44 iii. Governing Document Updates - ByLaws change to increase the number of BODs. Get the

45 ByLaws done prior to the summer election. M. Castro to get dates aligned to get proxies out

46 for a vote and completed before the next election.

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- 47 iv. Financial Audit – Audit firm (Bashor & Legendre) will begin in a couple of months. C. Renshaw
48 will see if they can start by the next BOD meeting.
- 49 v. Wall Maintenance
- 50 a) Arborist has reviewed trees on Fawn Ridge Blvd. and have marked.
- 51 b) Two proposals received – one for 4 trees and second for 5 trees. SavATree selected to
52 remove 5 trees. **Motion to use SavATree: G. Smith 1st, D. Acevedo 2nd**
- 53 c) Contractor for the Wall Repair is Belt Engineering – trying to get a date after trees are
54 done. Will create a plan within a month. Once plan is drawn up M. Castro, PM will have
55 repair and paint contractors provide estimates based on plan received from Belt.
- 56 vi. Bank Account irregularities – Board met to update the accounts to provide access to all Board
57 Members. Banks are Fifth Third, Pilot and First Citizens. C. Renshaw, President, will sign all
58 Account Payables. March AP was signed by D. Acevedo, Secretary.
- 59 vii. Communication to members must be approved by the Board. The motion was made and
60 approved at the March BOD to have all communication to members approved by the Board.
61

62 **II. NEW BUSINESS**

- 63 i. Lawsuit statement
- 64 a) G. Smith read the statement approved by the Attorney.
- 65 b) Stmt: Fawn Ridge Maintenance Association was notified on 3/29/2022 when the court's
66 ruling on this case was publicly posted and both the defendant's and plaintiff's attorneys
67 were informed of the ruling. There have been some questions raised as to the legal costs
68 involved and who is responsible for those legal costs in an email that was sent to the
69 members by the management company. Mr. Geider has filed an appeal of the court's
70 decision; however, the Association has moved forward with the motion for recovery of
71 attorney fees and court costs as it is required within 30 days of a court ruling that we
72 have to do that. So we have filed that motion simply because we have to do that within
73 the timeframe allotted to us. The result of that motion will determine any legal fees and
74 court costs that are eligible for recovery pending the outcome of any appeal or decisions.
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77 **III. ONGOING BUSINESS**

78 **IV. Community Maintenance**

- 79 i. Common Area Sidewalk (Exposition) K&J Pressure Washing was done.
- 80 ii. Davey Tree has been provided 2 proposals. Trash receptacles need to be cleaned out
81 more often. Mowing and irrigation needs to be maintained. The berm needs to
82 corrected. A competing quote was also provided and needs to be reviewed by the Board.
- 83 iii. Corporate Rentals – not maintaining the lawn
84

85 **V. Violations**

- 86 i. Corporate Rentals have been notified about the lack of maintenance. Get notices out
87 for fining. Send registered letter that we will force mow and charge them if not done
88 within a week.
- 89 ii. 14 new violations, 15 closed, 16 up for second escalation.
- 90 iii. Fining committee – Set up fining committee for end of the month. \$50 per day.
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- 93 **VI. REPORTS**
- 94 i. Treasury Report – 13 properties referred to attorney for delinquency; better than seen in
- 95 last years.
- 96 ii. Architectural – 13 submissions still pending; setting up better method to review and
- 97 approve.
- 98 iii. Neighborhood Watch – no news
- 99 iv. Property Manager – M Castro
- 100 a) Neighbor had mail taken from his mailbox and a check copied. Be aware of what you put in
- 101 your mailbox
- 102 b) Legal bills – recent bill was trending up. G. Smith motioned to review communications with
- 103 Attorney prior to reaching out to reduce costs. C. Renshaw disagreed and insisted to have
- 104 access to legal as he needs.
- 105 c) Competitive bids for management were received by C. Renshaw and shared with the
- 106 Board.
- 107
- 108 **VII. BOD Next meeting – May 11th @ 7 pm**
- 109 **VIII. Annual Meeting for residents – planning for August**
- 110
- 111 **IX. AJOURN: G Smith 8:28 pm**
- 112

Submitted by B. Castro, LCAM. NewGauge Property Management