

FAIRFAX CLUB ESTATES  
HOA MONTHLY MINUTES  
September 23, 2015 at 7:30pm – 9:00pm  
Bonnie Brae Elementary School

- I. Call to Order
- II. Verification of Quorum (no quorum in attendance)

Attendees: Jim Thompson (President), Kelly Lucero (Pool), Mike Kryzowski (Tennis), Bernard Lessard (ARB) Dave Harding (Treasurer), Chris Jewett (Secretary), Dave McGraw, and Marshall Chapman (Common Grounds)

Board Members not in attendance: Hardish Nandra (Vice President), Dave McGraw

Members in Attendance: None

- III. Membership Forum  
Nothing to report
- IV. Review Minutes from previous Board Meeting
- V. Review President's Report  
NSTR

VI. Review Treasurer's Report  
Contributions to the reserve fund will be increased for the remainder of the year. Extra contributions will compensate for the annual cash flow constraints the HOA encounters from the summer (pool) season. The reserve fund is on pace for full funding for this fiscal year.

- VII. Review Committee Reports

Architectural Control Committee – Several inspections are ongoing. Discussion about overgrown trees and the Board's liability for any trees on FCE common grounds. Also received an estimate to resurface the parking lot at the pool.

Common Grounds – A tree overhanging the baby pool needs to be taken up at least 10 feet. Contacting the landscaping contractor to complete this activity. Discussion about overgrown trees and the FCE's liability for any trees on FCE common grounds that may be susceptible to falling and causing damage. Also, we will obtain bids to sealcoat, blacktop, and restripe the pool parking lot.

Pool – The Board is looking to address summer membership pricing in relationship to associate member attrition. In 2015, summer membership was at a very high level which the board will consider for 2016 budgeting purposes.

Looking into addressing potential issues with automatic flush toilets in the pool bathrooms. The board is looking into options to replace the toilet fixtures with traditional manual flush fixtures.

The bird nests in the pavilions were a high maintenance area for the lifeguards throughout the summer. The board is exploring options to find a permanent preventive solution to eliminate the need for the lifeguards to perpetually address the board issue.

The board is exploring alternatives to improve the sound system at the pool. The speakers and wiring may need to be replaced to rejuvenate the sound system.

Tennis – NSTR

VIII. Old Business: N/A

IX. New Business: None

X. Executive Session: N/A

XI. Next meeting: Date - December 16, 2015  
Time - 7:30pm  
Bonnie Brae Elementary School