

THE FAIRWAYS AT TORRINGTON
REGULAR BOARD OF DIRECTORS MEETING
837 CHARLES STREET
APRIL 17, 2013 WEDNESDAY

CALL TO ORDER:

The Board of Director's meeting was called to order at 6:00 p.m. by Connie Hall, Pres. Members present: George Foster, Vice Pres; Paul Summers, Treas; Joyce Almstedt, Dir. and Robert Burrows, Manager. Absent: Maryann Delay, Sec.

The Board went into Executive Session at 6:00 p.m., adjourning at 6:30 p.m. The Board then went into Open Session at 6:31 p.m. Present: Unit Owners #9, 13, 51, 65, 78 and 106.

OPEN SESSION:

C Hall announced a 3-minute time limit for any unit owner wishing to speak on an issue. Unit #'s 9 and 13 commented on the guardrails that were put in place behind Bldg.3, St Andrews Close. Unit 106 requested a yew which is causing a hindrance, be removed from her entrance-way.

MOTION made by P Summers to have yew removed from Unit 106 by Ducotey Landscaping, second by G Foster, motion carried.

MINUTES: **MOTION** made by P Summers to approve March 20, 2013 minutes, second by G Foster, motion carried.

FINANCIAL REPORT:

R Burrows reviewed the financial report for period ending March 31, 2013. Asset Balance is \$325,515.74.

Tomasetti, Kulas & Co., P.C. has submitted the draft of The Fairways at Torrington Association, Inc. financial statements for the year ended December 31, 2012 for review.

MANAGER'S REPORT:

Bob reviewed the Action Points.

MOTION made by P Summers to accept management contract with KMA Property Management, James R Macek, President. Annual Compensation \$26,244.00 with additional fees charged for non-routine services. Contract term begins May 1, 2013 through April 30, 2014, second by G Foster, one opposed, motion carried. Imagineers, Inc. will continue 30 days for the transition through May 31, 2013.

NEW BUSINESS:

A variance request submitted by Unit 144 to plant ivy along the guardrail at the emergency road was granted.

MOTION made by P Summers to grant a one-time waiver of \$25 late fee to Acct #00138-5559, second by G Foster, motion carried.

ADJOURNMENT:

MOTION to adjourn made by J Almstedt, second by G Foster, motion carried.
Meeting adjourned at 8:25 p.m.

Respectfully submitted,
Joyce Almstedt, Acting Secretary