

Fairfield Square Condo Association Annual Owners Meeting

June 3, 2025 @ 8233 Howe Industrial PY, Canal Winchester, OH

Board Members attending: George Hesse, Deloris Croxall & Bill Rousel

New Concepts Property Management Representation was not present

Meeting called to order at 6PM by George Hesse and quorum called

Election of board opening nominations were opened. Only one owner, Richard Tobin, placed himself for consideration. There were no other floor nominations. Nominations were closed and being only one member nominated; Richard Tobin was elected by acclamation by membership in attendance. Richard introduced himself to the membership.

Treasurer's report was submitted (see December 31, 2024 and April 30, 2025 financial statements)

- 12/31/2024-Reserve Balance: \$170,409.62
- 12/31/25 Operating Balance: \$5,875.59
- 4/30/25 – Reserve Balance: \$90,245.47
- 4/30/25- Operating Balance: \$14,409.04

Review of major reserve expenditures for Roof, Gutter and Downspouts \$100,240 and Tree Work \$9,377.59 year to date 2025.

Owner questions on reserve balance answered referencing the October 2023 Reserve study. (Model after Alternative 1- Level Funding with steps and projected expenditures)

General questions on maintenance items (porches, street lights) were discussed and Maintenance Requests and Architectural Review Applications were made available to members in attendance along with a "cheat sheet" of the Fairfield Square website of log in information was made available to members in attendance.

General issues of lack of management company response to requests and issues and the fountain pump not yet being installed and operating were discussed. (Note: the pond pump fountain was installed and operating on 6/4/25.

New owners introduced themselves that were in attendance.

Appreciation of years of service of retiring board member George Hesse was made.

With no further business being present, the meeting was adjourned at 6:40 PM.