

MINUTES OF THE MEETING
of the
Fairway Boulevard Townhouse
Board of Directors

January 8, 2026

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 3:04 on 1/1/2026
A quorum was present.

President: Ron Trippet
Vice President: Randy Johnson (Excused)

Board Members: Jane Gronley, Gary Vallieres, Dick Wilson, Sandy Absalonson, Patrick Sherlock (Zoom).

From Western Mountains were Dawn & David Roberts & Lindsay Freitas Property Managers.

Guests: Wally Walburch, Larry McRae, Gil Conrad, Nami Stevens

The Meeting was called to order by Ron Trippet HOA President.
It was confirmed that a Quorum of Directors were present.

Agenda

The meeting agenda for 1/8/2026 was approved
Pat motioned
Gary seconded.
The motion carried upon vote.

Minutes

The Board Meeting Minutes of 11/13/25 and 12/4/25 were reviewed but not approved since Pat had not reviewed them.

Financial

The P&L for fiscal year 2025 was reviewed and approved
The current loan balance will be paid in 18 months, and the current balance is \$55,544.00. The payments are \$3114.00 monthly. Once the balance is paid, we will be able to borrow again for additional improvements. See current P&L

New Business

The house numbers for the new units are 177 and 178.

Old Business

Dick expressed concern about Black Knot on the Bluff. The committee moved on with no resolution.

If we decide to add another meter for Evergreen Water the cost will be \$165 for each meter. Ron stated that there are 2, 4-inch pipes under the road to move well water to other areas of the subdivision. Expense of changing the water from Evergreen to the well could be very expensive. Ron noted in changing sprinklers from evergreen water to the well it's possible that our pipes could not handle the volume and we would need to upgrade the sprinklers at a significant expense. Homeowners should water lawns, outside shrubs and flowers from the sprinkler system and not use faucets on the exterior of each house since the water is more expensive and has a sewer fee attached.

The Architectural Committee is in the process of reviewing the new units with hopes of beginning construction this spring.

Wally, Larry and Gill expressed their concerns about the increase in monthly fees and other concerns about how the BOD was operating. The secretary has been waiting to release the minutes until the board has approved and he would like to see them sooner.

There was a suggestion that we should use AI for minutes. Concerns raised that AI does not know who people are when they talk and AI does not hear communication correctly.

The meeting was adjourned at 4:10

Dick motioned

Jane seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary