

FAIRWAY BOULEVARD HOMEOWNERS' ASSOCIATION

Annual Meeting

Thursday May 21, 2026, 7:00 p.m.

Edgerton School

Call to Order:

President Ron Trippet called the meeting to order at 7:10 p.m.

Confirm Quorum:

Property Manager Lindsay Freitas announced that a quorum had been reached with 48 members in attendance and 12 proxies were issued for a total of 62 homeowners. A quorum requires 44 homeowners to be present either in person or by proxy.

Pledge of allegiance to the flag:

Jane Gronley led the assembly in the pledge.

Introduction of Board Members:

President Ron Trippet introduced the current Board Members; Randy Johnson Vice President, Sandra Absalonson, Secretary; Jane Gronley; Gary Vallieres; Beverly McGuire and Nancy Gilliland.

Introduction of Property Manager:

Property Manager Lindsay Freitas

Introduction of new Homeowners present:

None responded to the request to stand and introduce themselves

Approval of Minutes:

The minutes of May 15, 2025, meeting were read by Sandra Absalonson.

Pat Sherlock moved to approve the minutes of May 15, 2025, as written.

This was seconded by Gary Rupel.

The motion carried upon vote.

Financials:

Lindsay Freitas stood and reviewed the financials. See attached.

There were multiple questions and concerns. She did state that the accounting was accrual based and not cash based. There were concerns that the books were not receiving an independent audit.

Lindsay stated that an independent CPA reviews the financials.

Karen Roche asked why checks were not cashed timely. Lindsay stated that the mail tends to be very slow and that the post office box was only picked up once a week.

Craig Coburn wanted to be assured that the tennis court would be removed at no expense to the homeowners. Ron stated that was the case.

Gil Conrad asked for copies of contracts for landscaping which are renewed every 3 years and a management company renews each year. Lindsay stated he could come to the office to review. There was multiple questions and concerns Lindsay responded to.

Pat Sherlock motioned to approve the financials
Kathy Bauska seconded
The motion was carried upon vote

Election of Officer:

There is one board position open. Randy Johnson was re-elected to the Board by ballot.

Randy Johnson 41
Kia Ricchi 4
Gil Conrad 2
Abstained 1

Craig Coburn asked why there was not a vote to replace the two board members that had resigned. President Ron and Vickie Walbruch explained that they resigned days before the meeting and since their terms were not completed it is totally appropriate to appoint new directors. Ron also stated that this was done with a unanimous vote by the remaining Board.

Projects:

Removal of the tennis court. All parties that attended the meeting received notice that the board voted unanimously to remove the Tennis court. There were additional questions and general discussion about what to do with the tennis court space once the court was removed. The Board President went to his own legal counsel and paid for the service himself to determine legalities. A homeowner stated she wanted to see the recommendation. The Board President said that since he paid for the information, he will not share the document. He also stated that the management company had also requested the same information from their legal counsel and that information should be accessible to any requesting homeowner. You would need to go to the management office to review.

There are several units that are on the schedule for new shingles. Randy Johnson requested that we have an independent review of the roofing. He said that we need to get this review from someone that does not repair roofs.

Ron also stated that Roofmax did a presentation to the maintenance committee for a product that can be sprayed on roofing which may extend the life of the roof. They offered to spray 500 square feet of roof for free, giving us the opportunity to see how the product works.

Jason from pro-seal sealed the cracks in the road. Craig Coburn did not feel Ron had proper authorization from the board and the HOA should not pay for this service. Ron stated that he had contacted the city multiple times with no response. Nami Stevens stated that she and Ron would pay for this service if there were concerns.

There was discussion about the sprinkler contract. Ron discussed that he felt it was important to stay with Rainmaker.

Other Items

Francine O'Boyle submitted a letter and discussed that she felt it was a violation to distribute phone numbers, addresses and emails by members not authorized to use this information. She does not want to receive correspondence from unauthorized individuals. She also stated that we have many single individuals in this HOA and this could put them at safety risk.

Leland Walbruch distributed a request to approve an amendment to Bylaws Vision, Mission & Values.

Leland Wahlbruch moved we amend the bylaws

Gill Conrad seconded

Ron asked for a show of hands.

Ron stated that per legal counsel bylaws could only be changed by the Board.

The request will be taken to the Board for review.

Presidents Report:

Ron asked the community to please observe the speed limits of 15 mph within Fairway Blvd.

Fish Wildlife and Parks have informed us it is unlawful to feed the turkeys, deer and other animals. There are reports that the feeding is naturally attracting wildlife.

The lift station is completed.

New security cameras have been installed around the community at the entrance to the subdivision and at the flagpole. Call the management office if you have any concerns.

Unfortunately, there was so much discussion that we were unable to complete the full agenda, and the school requested we must leave by 9:00 pm.

Motion to Adjourn:

Randy Johnson made a motion to adjourn at 8:55 p.m.

Jane Gronley seconded

The meeting was adjourned

Recording Secretary by Sandra Absalonson

6/2/26 Minutes approved via email

Ron Trippet, President

Randy Johnson, Vice President

Sandra Absalonson Secretary

Jane Gronley, Director

Gary Vallieres, Director

Nancy Gilliland, Director