

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

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December 4, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 2:58 on 12/4/25  
A quorum was present.

President: Ron Trippet  
Vice President: Randy Johnson

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

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

Guests: None

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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 12/4/25 was approved  
Jane motioned  
Randy seconded.  
The motion carried upon vote.

**Minutes**

The Board Meeting Minutes of 11/13/25 were not reviewed.

**Budget Improvements**

			Per Unit	Total	1 Year Totals
2026	Roof Repair	6 units	\$	\$	
			18,000.00	108,000.00	
	Exterior painting	4 units		\$	\$
				39,000.00	147,000.00
2027	Roof Repair	8 units	\$	\$	
			18,500.00	148,000.00	
	Exterior painting	4 units		\$	\$
				39,000.00	
	Residing	4 units		\$	\$
				200,000.00	387,000.00

2 Year Total	\$
	534,000.00

2028 expenses anticipated for painting and residing \$227,000.00 and Roof repairs \$90,000.00

Our current loan will be paid in 2027. We will be able to borrow in June in 2027 for the 2028 improvements

Lindsay suggests Homeowner increase of \$100 to \$150. This would go to the capital improvement fund. After discussion recommendation to increase Homeowner monthly fee by \$100 for 2026 and increase the fee to \$200 in 2027. The lot only fee will be \$78. This will be followed by a letter to the Homeowners with detailed explanation.

Additional discussion was held and the recommendation was mad to increase the fee to \$100 in 2026. The lot fee would be \$78. This will be followed by a letter to the Homeowners with detailed explanation.

Randy motioned  
 Dick seconded  
 The motion carried upon vote.

Old Business

A letter will be sent out that charcoal barbeques must be at least 10 feet from any structure per the insurance company.

New Business

Mailboxes 165-199 have been repaired.

A budget meeting will be held January 8<sup>th</sup> at 3:00.

The meeting was adjourned at 3:55

Pat motioned

Randy seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary