

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2024**

**Board of Directors Meeting Minutes**

**&**

**Annual Meeting Minutes**

**MINUTES OF THE MEETING  
of the  
Fairway Boulevard Townhouse  
Homeowners Association**

January 2024 FBHOA meeting was cancelled

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

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March 14, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 7:00pm. A quorum was present; they included: Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Secretary, Craig Coburn and Property Manager, David Roberts. Gary Ruppel had another unexcused absence. Elizabeth Dawson and Dick Wilson were guests.

The Agenda was amended to include Memorial checks and retirement from the Board gift cards. Dick Wilson asked for discussion of removal of Black Knot on the bluff and planting shrubs near the Siderius home. Elizabeth Dawson questioned roof and residing of Units #109-112, request for a maintenance sheet and length of contract with AAA Lawn Care. Randy moved and Jane seconded to approve the agenda. The motion carried upon vote.

Randy moved, and Craig seconded the BOD Meeting Minutes of November 9, 2023, be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of February 29, 2024. A review of the documents was conducted by the members present. Jane moved, and Randy seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

**OLD BUSINESS:**

Eric LeGassey, 4J Builders will be residing Units #101-105. David will request a bid from Eric to apply horizontal clapboard siding. Ron and Randy will secure a loan with Glacier Bank for the project. Randy moved the Board authorize the Association to enter into a contract with Glacier Bank to finance the siding for Units #101-105 for up to \$150,000. Craig seconded the motion. The motion carried upon vote. David will send the bid to the architectural committee for approval of horizontal siding.

Ken Goerz, Painters Express will do a walk-around to create a list of painting projects. David will coordinate so others can join. Painting will be done earlier in the season.

Several homeowners will be cutting and removing bushes and small trees from the bluff with with the Black Knot disease. Planting of shrubs outside the Chuck Siderius home will be done as weather permits.

Definite dates for roof and siding replacement have not been made for Units #109-112. Maintenance sign up sheets will be provided at the May 16, 2024 Annual Meeting. AAA Lawn Care is in their 2nd year of their 2 year contract with us.

**NEW BUSINESS:**

Electrical and irrigation work needs to be completed after installing Lift Station 9. Receipts for this work should be forwarded to the City of Kalispell.

The water issue for the Chuck Siderius home has been postponed until the May 9, 2024 Board Meeting due to needing more information.

Memorial checks and retirement from the Board gift cards was discussed. Jane made a motion and Craig seconded the motion to discontinue the Memorial checks and gift cards. The motion carried upon vote.

Board Walk-About will be April 18, 2024 at 3:45. Meet in front of Jane's Unit #162.

The next FBHOA Board Meeting is May 9, 2024 at 7:00pm.

Fairway Boulevard Annual Meeting; Edgerton School, May 16, 2024 at 7:00pm. David will call Edgerton School to reserve a room.

There being no additional business, the meeting was adjourned at 8:50pm.

Respectfully submitted,

S/ Jane Ann Gronley  
Jane Ann Gronley, Secretary

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

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May 9, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 6:00 pm, revised time. A quorum was present, including Ron Trippet, President; Jane Gronley, Secretary; Randy Johnson, Vice President, joining via speakerphone; and Property Manager David Roberts. Craig Coburn was absent. Gary Ruppel announced his resignation from the Board. Wally Walbruch was a guest.

The agenda was amended to include the sale of AAA Lawn Care and changing HOA Board Meeting times.

Jane moved, and Randy seconded the BOD Meeting Minutes of March 14, 2024, be accepted as published—the motion carried upon vote.

David prepared a current balance sheet, profit and loss, cash flow, expenses by vendor summary, and detail for the fiscal year as of April 30, 2024. The members present reviewed the documents. Randy moved, and Jane seconded, to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

**OLD BUSINESS:**

Ron will meet with a Glacier Bank loan officer to get an estimate of the interest rate for the building project in Units 101-105. The project is projected to cost \$100,000, with the balance coming from the Building Fund.

Eric LeGassey, 4-J Builders, will be siding Units 101-105. The project will be done later this summer. David will send a letter to the homeowners concerning the project. The homeowners can replace windows and doors.

Planting and landscaping for the areas affected by Lift Station #9 are scheduled to begin soon. Will and Christopher Roberts will repair the irrigation.

A Special Session Board Meeting was held on April 18, 2024, regarding Chuck Siderius's deductible payment. Water damage occurred to the Chuck Siderius home when a hose was connected to an outdoor faucet for Razz's use. Randy made a motion to pay the \$5,000 deductible, and Jane seconded.

Wally Walbruch will be given a list of current owners to assist his work with the website and newsletter. Frequently Asked Questions can be found on the web site. Dawn will prepare copies to hand out at our Annual Meeting. Thank you, Wally, for the work you do keeping our website and newsletters informational and current.

The Agenda for the May 15, 2024, Annual Meeting was reviewed.

**NEW BUSINESS:**

Jim Theys has sold AAA Lawn Care. For a few months, Jim will monitor the mowing to ensure a seamless transition. The present contract is valid for the summer of 2024.

Jane proposed moving our HOA Board Meeting from 7:00 p.m. to daytime. The Board will decide on the new time at our next meeting.

Fairway Boulevard Annual Meeting; Edgerton School, May 16, 2024, at 7:00 pm.

There being no additional business, the meeting was adjourned at 7:30 pm.

Respectfully submitted,

S/ Jane Ann Gronley

Jane Ann Gronley, Secretary

**MINUTES OF THE MEETING**  
of the  
Fairway Boulevard Townhouse  
Homeowners Association

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May 15, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met immediately following the May 15, 2024, Annual Meeting to establish a Board of Directors. Present were Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Secretary, and David Roberts, Property Manager. Craig Coburn was not in attendance. New members volunteering for the Board were Pat Sherlock, Gary Vallieres, and Sandy Absalm-  
onson.

It was agreed among board members to meet at the offices of David Roberts, Western Mountains Property Management at 12:00pm. Schedule for 2024 meetings is July 11, September 12 and November 14.

Ron reviewed financials and board protocol with new members. Pat made a motion for Ron to remain President and Randy Johnson, Vice President. Jane seconded the motion. The motion carried upon vote. Dawn Owens from Western Mountains Property Management will take minutes.

There being no additional business, the meeting was adjourned at 9:00 pm.

Respectfully submitted

S/Jane Ann Gronley  
Jane Ann Gronley, Secretary

FAIRWAY BOULEVARD HOMEOWNERS' ASSOCIATION

ANNUAL MEETING

MAY 15, 2024, 7:00 P.M.

EDGERTON SCHOOL

**Call to Order:** Randy Johnson called the meeting to order at 7:10 p.m. and thanked all the homeowners for attending. President Ron Trippett quickly arrived and asked if a quorum had been reached.

**Confirm Quorum:** Property Manager Dave Roberts reported a quorum consists of 43 homeowners either in person or by proxy. There are 31 homeowners present for the meeting and 16 proxies were issued for a total of 47 homeowners.

Pledge of Allegiance to the Flag: Jane Ann Gronley led the assembly in the pledge.

**Introduction of Board Members:** President Ron Trippet introduced the current Board members; Randy Johnson and Jane Gronley. Craig Coburn was not able to attend. He also asked new homeowners to introduce themselves. Mike and Sandy Absalonson; Colleen Sprague; Wayne and Rena Heaton, all introduced themselves and were welcomed by the members.

**Approval of Minutes:** Jane Gronley read the minutes from the Board meeting held on May 18, 2023. Patrick Sherlock made a motion to approve the minutes as written and this was seconded by Larry McRae. The motion passed with the members voting by voice.

**Financials:** Dave Roberts Property Manager provided a complete schedule of the 2023 financials for the homeowners to review before the meeting. Included in the packet was a Profit and Loss schedule for the past three years; 2021, 2022 and 2023. Rocky Mountain Banks end with a balance on December 31, 2023, of \$39,750. This is a Building Reserve account and can only be used for building upgrades. A second account at Rocky Mountain Bank showed a balance of \$49,170, on December 31, 2023. At Whitefish Credit Union there are two (2) accounts with a General Fund with a balance of \$32,770 and a Certificate of Deposit with a balance of \$100,000. Total in these two Banking institutions is \$221,700 at the end of December 2023. President Trippet fielded questions from the members. There were questions regarding the Certificate of Deposit. He explained that this is a 4-month Certificate of Deposit, and it earns 5% interest. This is money that can be used for repairs, which the Board has discussed. A homeowners asked if the accounting firm had rendered a statement regarding the review of Fairway Blvd HOA books. Dave Roberts said there was a favorable statement from the accounting firm and the Board was given that letter.

President Trippet said Fairway Blvd HOA is in its 2<sup>nd</sup> year on the lawn maintenance contract and he is anticipating an increase next year and the Board will begin securing bids for 2025. The surplus from dues versus expenses is deposited into the Building Reserve Account. A \$50.00 monthly increase is dedicated solely for the building residing projects, and this is placed in a separate account. There was a discussion with the members regarding the dues increase and the amount that will be deposited into the Bank each month. Kathy Bauska made a motion to approve the financials as presented and this was seconded by Gary Thoms. This motion passed with unanimous approval.

Board Election: The Board is made up of seven (7) members and Fairway Blvd HOA is down to four (4) members. Ron Trippet and Jane Gronley are up for reelection and have made the decision to rerun. Randy Johnson said the Board functions best when there are seven (7) members on the Board. Dave Roberts asked for nominations or volunteers from the floor. Jane Gronley said that in the future the Board has voted to move all meetings to the daytime. Patrick Sherlock was nominated from the floor, Mr. Sherlock said he is gone for 7 months in the winter, but agreed to run and will attend via zoom. Gary Vallieres was nominated from the floor, and he accepted the nomination. Sandra Absalonson was nominated from the floor, and she accepted the nomination. Leland "Wally" Walbruch moved to accept the nomination by acclamation. This motion was second by Randy Johnson and the motion passed with unanimous approval.

Forward Looking Project: Dave Roberts that buildings 1 through 5 are scheduled to be resided in July. Communication will be going out regarding the timing. Dave also asked the homeowners to talk with him if they were interested in having work done on their decks as this would be the time to have this done. Buildings 160-161-162 are scheduled to have new roofs in 2025 and they are figuring a cost of \$150,000 for this project. The painting needs to be reviewed on all the buildings and Dave is working on getting bids for this project. One homeowner talked about a company called Roof Max. Zane Levengood has this product, and it extends the life of a roof by 15 years. The Board will research this. If the homeowners in buildings 101-105 are interested, they should be thinking of new windows. This would be at the homeowner's expense but a good time to get it done while the siding is being put on. Dave said the lead time on windows is longer than 3 months. A homeowner asked who decides which building get painted and new siding. Dave said that an architect came and walked around all the buildings and decided the schedule. Dave has a schedule of the residing, and members can go on the website and look at the schedule for repairs. Painters Express and Sherwin and Williams have all Fairway Blvd. HOA paint colors.

Wally Walbruch provided some history on Fairway Blvd. HOA. He said it was built in the 1970's and the assessments were very low and then the wear and tear came, and we are now paying for what should have been done. Last year the HOA voted to increase the dues, which was a step in the right direction. It takes all the homeowners to help the Board as they can only do so much.

Al Johnson thanked the Board for removing all the dying arborvitae. They were an eyesore and now look so much better.

The gutters and downspouts cleaning were discussed. Some homeowners felt it was the association's responsibility to maintain these. Wally Walbruch said if the gutters fall off then it is the association responsibility to maintain, but cleaning of the gutters and downspouts has been a homeowner's responsibility the same as cleaning your windows, or maintenance on doors and sidewalks. President Trippet said in the past the Board had looked at this issue but had declined to pay for cleaning of the gutters. Homeowners can come together and hire someone at their expense to clean the gutters on their building. President Trippet asked the members to put your name on the list to have your driveways seal coated.

The City had planned to begin working on the lift station but did not come to the property until October. They are scheduled to work on the irrigation system and grass and trees. They will also make repairs to the Siderius property and replace shrubs. This project is being funded through Grant money from Kalispell City and they have hired Razz Construction. The City of Kalispell is pushing this project, but we do not have a decision yet as to when it will be done.

Evergreen Sewer and Water sent out a notice that they will increase the water rate by 15% over the next 5 years. Many homeowners cannot turn off the water in their individual units, as some only have one shut off value. Insurance policy now states that if you are gone for more than 14 days you need to have someone look at your place, as someone can have flooding and it will affect other units. The Association pays all the water bills for the homeowners.

Cliff Kunnary made a motion to adjourn the meeting, and this was seconded by Vicky Walbruch. The meeting was adjourned at 8:30 p.m.

Bugsy Yarbrough Recording Secretary

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

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July 11, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 12:05pm, July 11, 2024. A quorum was present; they included: in person were Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Craig Coburn, Gary Vallieres, and via zoom Sandy Absalonson and Patrick Sherlock. Present from Western Mountains were David Roberts, Property Manager and Dawn Owens providing minutes. Guest at meeting Nami Stevens.

Jane moved and Pat seconded the BOD Meeting Minutes of May 19, 2024 be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary and detail for the fiscal year as of June 30, 2024. reviewed financials and discussed various account with new board members. A review of documents was conducted by the members present. Jane moved and Pat seconded to accept the financial reports. The motion carried upon vote. Ron abstained from voting.

Old Business:

David provided update on 101-105 siding.

Ron provided update on Loan being acquired from Glacier bank awaiting Randy Johnson's signature for \$100,000.

WFCU CDS totaling \$150,000. Jane motioned seconded by Gary Vallieres to remove Richard A Wilson and Mike Lauktis as signers from WFCU and add Randy A. Johnson while Keeping Ron Trippet and David Roberts as signers. The motion carried upon vote.

Discussion regarding long term parking, in guest parking spaces. David advised that a parking policy is already in place and a notice will be drafted for approval by the board to send to all owners reminding them of this policy. Have Wally post reminder in next FBHA Newsletter.

Homeowners had gutters installed on the bluff side underground down bluff to help, Ron will present to Maintenance and Landscape committee.

Craig asked for reimbursement from HOA for a tree previously planted which died and had to be replaced. Maintenance committee will review and discuss.

AAA contract was oked and approved in 2023 for 2 years 23-24 seasons, with the company being sold contract will be rebid for next season, other bids obtained as well to ensure competitive pricing.

Metal edging behind units to be addressed, and brick repair to be completed.

A shrub at entrance is in need of trimming, due to drivers exiting line of site.

Southside irrigation not enough near 151-152, will contact Rainmaker to adjust.

Discussed and explained to new board that resurfacing of 16 common area parking, was postponed until next year.

Discussion regarding winter killed shrubs, AAA to pull. Suggestion made to level to ground, due to expense of removal & replacing costs. Maintenance and Landscape committee to discuss.

Tennis court becoming not visually aesthetic. Pat Sherlock to head up talking with present users to have a neater appearance. Pat reports the courts are in pretty good shape after all the work Phil Kiser did on them.

New Business:

Paint Bid for 113-116 is approved and moving forward.

2 bids for Spruce Tree removal between 101 and 102, one for \$1500 and one for \$3600 moving forward with \$1500, if Homeowners agree to paying 1/3<sup>rd</sup> of the cost. Cost split in 3<sup>rd</sup> between HOA and Owners of units 101 and 102. Randy moved and Craig seconded, to have HOA pay for 1/3 of cost motion carried upon vote.

Bid for \$1,000 for removal of a Ponderosa tree on the common area behind 194 & 195. The owners of 194 and 195 offered to pay for it to be cut down. Randy moved and Craig seconded, to have HOA pay for 1/3 of cost motion carried upon vote.

There being no additional business, the meeting was adjourned at 1:04 pm.

Respectfully submitted

Dawn Owens

Dawn Owens, Secretary

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

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September 12, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 12:00pm, September 12, 2024. A quorum was present; they included: in person were Ron Trippet, President, Randy Johnson, Vice President, Jane Gronley, Gary Vallieres, Sandy Absalonson, Patrick Sherlock, Craig Coburn had notified the board that would be absent. Present from Western Mountains were David Roberts & Lindsay Freitas Property Managers and Dawn Owens providing minutes. Guests at meeting Nami Stevens, Dick Wilson, Wally Walbruch, Richard Axenfield, and Kia Ricchi.

Sandy moved and Randy seconded the BOD Meeting Minutes of July 11, 2024, be accepted as published. The motion carried upon vote.

David prepared a current balance sheet, profit & loss, cash flow, expenses by vendor summary and detail for the fiscal year as of August 31, 2024. reviewed financials. A review of documents was conducted by the members present. Jane moved and Randy seconded to accept the financial reports. The motion carried upon vote.

**Old Business:**

David provided update on 101-105 siding project almost complete to schedule onsite review upon completion.

Ron provided update on Loan completed, with 2 payments having been made towards the balance to date.

Parking concerns seem to be resolved at the present time with conversations and letters sent, will continue to be monitored.

2024 painting is still scheduled to occur total cost of \$19,000.

Dick mentioned needing additional painting on his unit 162.

Electrical boxes cannot be painted.

Tennis court update, a committee to be formed for providing alternative options and costs for Tennis courts. Pat Sherlock selected to chair.

**New Business:**

2025 Lawncare proposals, 2 proposals, one from AAA Lawn and one from Coyote Property Services. After discussion of the two companies, Sandy moved, and Jane seconded to accept the bid from Coyote Property Services for the 2025 lawn season. Motioned carried

Introduction of new Business Manager Lindsay Freitas. Lindsay provided a short overview of her and Cody, her husband, of their property management history. They have a combined experience in primarily HOA management for over 20 years, including owning their own company. Their primary residency is in Flathead County.

Randy moved and Jane seconded to add Lindsay Freitas to the bank accounts. The motion carried.

Next meetings are scheduled for November 14<sup>th</sup>, 2024, January 9, 2025, March 13, 2025, and May 8, 2025, at 12:00pm, at Western Mountains Property Management.

There being no additional business, the meeting was adjourned at 1:20 pm.

Respectfully submitted

Dawn Owens

Dawn Owens, acting as Secretary

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

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November 14, 2024

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 2:58pm, November 14, 2024. A quorum was present.

President: Ron Trippet

Vice President: Randy Johnson

Board Members: Jane Gronley, Gary Vallieres, Sandy Absalonson, Patrick Sherlock, Craig Coburn.

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

Guests: N. Stevens, Dick Wilson

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**Minutes**

The Board Meeting Minutes of September 12, 2024, were accepted as published  
Randy moved and Jane seconded.  
The motion carried upon vote.

**Financial**

A current balance sheet, profit & loss, cash flow, expenses by vendor summary and detail for the fiscal year as of October 31, 2024. A review of documents was conducted by the members present.  
Financials were reviewed and approved with corrections.  
Jane moved and Randy seconded.  
The motion carried upon vote.

**Budget**

The budget for the next fiscal year has been reviewed by members present. Additional items will be considered.  
Due to water damage the roofing of units 154 and 155 is almost completed.  
Consideration of an inspection to determine the next steps for roofing additional units next year was considered.  
Weed control on the bluff.  
Evaluate ground movement on the bluff.  
Craig moved and Randy seconded.  
The motion carried upon vote.

**Old Business:**

David provided an update on 101-105 siding project is almost complete. On site review upon completion.

2024 painting is still scheduled to occur next spring with a total cost of \$19,000.

Tennis court update, Committee had their first meeting. Pat Sherlock selected to chair. There were multiple suggestions. Consideration of gazebo, dog park, make an official pickle ball court and leave as existing were all suggested. Next meetings are scheduled for January 9, 2025, March 13, 2025, and May 8, 2025 at 12:00pm, at Western Mountains Property Management.

**New Business**

Sandy has agreed to write the meeting minutes moving forward.

The HOA was billed \$1700 for the ground repair, topsoil and seed for in the area around the sewer station.

The board members have been asked to submit a copy of their driver's license to Lindsay so they can be forwarded to the state. This is a state requirement for HOA's to avoid a \$500.00/day fine.

Unit 106 has requested that they be reimbursed \$300.00 because when they left town the incorrect water was shut off. The water was shut off to the entire triplex instead of just 106. They stated that this is what they had to pay to get someone to come and turn the water back on to the other units. This request was denied.

Pat moved and Craig seconded.

The motion carried upon vote.

The board has been notified that if the FBHOA were to want or need to change to State Farm Ins. For FBHOA all units 30 years or older would require an inspection of certain types of home systems roofs, electrical and plumbing. This began November 1, 2024. It is possible that other insurance companies change requirements to be eligible for insurance in the future.

There being no additional business, the meeting was adjourned at 4:17 PM

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary