

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

May 8, 2025

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 3:00pm, May 8, 2025. A quorum was present.

President: Ron Trippet
Vice President: Randy Johnson

Board Members: Jane Gronley, Sandy Absalonson, Patrick Sherlock (Zoom).
Craig Coburn unexcused and Gary Vallieres excused medical

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

Guests: Dick Wilson

Agenda

The meeting agenda for 5-8-2025 was reviewed and approved.
Randy moved and Jane seconded.
The motion carried upon vote.

Minutes

The Board Meeting Minutes of January 9, 2025, were accepted as published
Randy moved and Jane seconded.
The motion carried upon vote.

Financial

A current profit & loss by class, cash flow, expenses by vendor summary and detail for the fiscal year as of were presented to the board. A review of documents was conducted by the members present.
Lindsay gave a summary of current financials.
Financials were reviewed and approved.
Sandy moved and Randy seconded.
The motion carried upon vote.

Old Business:

Randy reported Black Rot treatment on the bluff. He was very happy with the outcome and there was also discussion that the golf course has some black rot that should be treated. Lindsay will contact them.

Painting that was not completed last year is in the process of being completed now.

The signs on the fences have been placed and Ron will mention at the annual meeting that the locks need to be in place at all times.

New Business

Karen Roche (125) has agreed to be on the Architectural Review Committee.

The black rot has been removed from the bluff. There may be additional weed spray needed.

There have been problems with parking in visitor parking for months at a time. These are current residents. Discussion of a \$300 fine and towing at the owners expense after 72 hours was discussed. Any concerns should be directed to Dawn at Western Mountains.

Election at annual meeting will be to replace Craig

It was reported that the insurance company may have concerns that the tennis court is in need of repair. Pat Sherlock will give a report of possible cost and options to discuss at the Annual Meeting.

There are 2 unites being built behind the tennis court.

The roof 156-159 will be done now. A bid will be obtained for 160-162 and may be done this year. Jane did not participate on the vote for 160-162. A bid for the roof on 121-124 will be obtained for possibly next summer.

Randy moved and Sandy seconded.

The motion carried upon vote.

Tennis court concerns

- Should the tennis courts should be closed to the public
- Property inspection by Insurance suggest liability because of poor repair
- Continued concern about repair or remove
- Suggestion that a sign should be placed to play at your own risk

There being no additional business, the meeting was adjourned at 4:15 PM

Randy moved and Jane seconded.

The motion carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, Secretary