

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

March 19, 2026

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 3:00 on 3/19/2026. 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 there were Dawn, David Roberts & Lindsay Freitas Property Managers.

Guests: Kia Ricci, Nami Stevens, Mike Absalonson

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 3/19/2026 was approved
Jane motioned
Ron seconded.
The motion carried upon vote.

Minutes

The Board Meeting Minutes of 11/13/25, 12/4/25 and 1/8/2026 were reviewed and approved.
Jane motioned
Gary seconded.
The motion carried upon vote.

Financial

The P&L for fiscal year 2026 was reviewed and approved
See current P&L for additional details.

New Business

Homeowner concerns: It was noted that a couple of residents had concerns that someone was going unit to unit regarding water usage.

Insurance: Jane mentioned that it would be more expensive for individuals to pay for both interior and exterior insurance. We currently save money by having the HOA pay all exterior as one. It was also noted that whoever files a claim is the party responsible for the deductible.

Meeting format: It was also noted by Dick that visitors should only speak for 2 minutes with discussion following by board members. All non-board members will be asked to leave once the formal meeting is concluded and a work session will follow.

Homeowner Petition: Dick noted that he appreciated the petition about the tennis court to understand homeowners' concerns. Sandy was asked to read the petition for a re-vote.

Jane stated that we follow homeowner opinion (87%) regarding Tennis court and not spend additional money. Sandy and Ron agreed. Randy stated that should be a board decision, only.

Randy motioned to do nothing

Jane seconded

Ron, Randy, Jane, Gary, Dick, Pat and Sandy voted to do nothing on the tennis court.

It was moved to do nothing on the tennis court.

Old Business

Dick asked to see the spread sheet for home updates and repairs. Ron stated that we needed to use the original spreadsheet and not the two spreadsheets that had been circulated by non-board members. These two spreadsheets have never been approved by the board.

There are improvements that are scheduled on the current sheet, 2 sets (4-unit section) that need roofing and 1(2 unit) and 1(3 unit) that need painting. We are in the process of obtaining bids.

Kia raised concerns and questions about maintenance schedule for cracks in the road, roofing, painting and siding.

All non-board members were asked were asked to excuse themselves at this point and a work meeting was held for the board members only session.

The next board meeting will be held May 14, 2026.

The FBHOA annual meeting will be held May 21, 2026

The meeting was adjourned at 3:40

Dick motioned

Jane seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary