

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

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November 13, 2025

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 2:58pm, November 13, 2025. 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: Leland Walbruch and Kia Ricchi, Nami Stevens

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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 11/13/25 was approved with addition  
Jane motioned  
Randy seconded.  
The motion carried upon vote.

**Minutes**

The Board Meeting Minutes of 9/11/25 were approve with corrections.  
Pat motioned  
Randy 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 10/2025 were presented to the board. A review of documents were conducted by the members present.

Lindsay reported that after her review of repairs needed in the next few years that we will have a shortage of about \$300,000.00 for roof repairs She suggested that we increase Monthly HOA fees by \$100 a month. There was discussion about the different types of repairs available. Twelve units need new roofs in the next 2 years. Each unit will cost

about \$15,000.00. New siding will cost about \$40,000.00 a unit. If we increase the monthly fee's we could roof all 12 unites and then we would be able to borrow again to replace siding.

Financials were reviewed and approved.

Pat motioned

Randy seconded.

The motion carried upon vote.

### **Old Business:**

#### **Parking**

Gary suggested that we discuss common area parking.

Dick motioned that we expand the policy to establish clarity.

David will obtain other policies to review.

The motion was carried upon vote.

#### **Tennis courts**

There was discussion about insurance for the tennis court if we don't fill the cracks.

A sign and lock will be placed on the gate until we have the court repaired.

Randy motioned to reconsider filling the cracks at \$1800.00

Gary seconded

Against Sandy, Jane For Randy, Pat, Gary & Dick

The motion was carried upon vote.

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### **New Business**

A request was made to send a letter to all homeowners that the insurance company has requested barbeques should not be any closer that 50 feet of siding.

A budget meeting for 2026 will be held December 4<sup>th</sup> at 2:00.

The meeting was adjourned at 3:51

Jane motioned

Pat seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary