

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

---

September 11, 2025

The Board of Directors of Fairway Boulevard Homeowners Association met in the conference room of Western Mountains Property Management offices at 2:58pm, January 9, 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 and Vickie Walbruch, Kia Ricchi and Richard Forscutt

---

The Meeting was called to order by Ron Trippet HOA President.  
It was confirmed that a Quorum of Directors were present.  
Randy Moved and Sandy Second  
The motion was carried upon vote

**Agenda**

The meeting agenda for 9/11/25 was approved  
Randy moved and Dick seconded.  
The motion carried upon vote.

**Minutes**

The Board Meeting Minutes of 5/8/25, 5/15/25 were accepted as published  
The Annual Meeting minutes for 5/15/2025 were accepted as published  
Randy moved and Gary 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 9/11/2025 were presented to the board. A review of documents was conducted by the members present.

See Balance Sheet, see P&L  
Financials were reviewed and approved.  
Sandy moved

Dick 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**

Dick motioned to resend the prior vote for the Tennis Court repair.  
Pat seconded.  
The motion was carried upon vote

Pat suggested that we would no longer be able to stay with current insurance if we did not spend \$1800 to improve tennis courts.  
Discussion about options of simple repair verses or extensive repair, removal of the court or even change in usage was discussed.  
In the past homeowners from the subdivision had repaired the tennis courts.  
That homeowner is no longer living here. Concern was expressed that the cracks in the court were very deep and it was doubtful that a simple repair is sufficient. Amenity value was discussed. There was also a suggestion that maybe the users should pay.  
Another option would be to lock the courts.  
A second vote was requested after discussion to consider repairing tennis courts for \$1800.

The second vote to repair the tennis court for \$1800 was held.  
The motion to repair the court was declined.

There was a motion to continue discussion in the future after contacting insurers and gathering a non-limited vision including bids and budget  
Gary moved  
Jane seconded  
The motion was carried upon vote.

### **New Business**

The property manager Lindsay needs to be added to the Whitefish Credit Union account.  
Sandy Moved  
Gary Seconded  
The motion was carried upon vote

The meeting was adjourned at 3:51  
Jane moved  
Pat seconded

The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson

Sandra Absalonson, acting as Secretary