

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

---

May 28, 2026

The Board of Directors of Fairway Boulevard Homeowners Association met in the Western Mountain Property Management Offices at 3:00 on 5/28/2026  
A quorum was present.

President: Ron Trippet  
Vice President: Randy Johnson

Board Members: Jane Gronley, Sandy Absalonson, Beverly McGuire, Nancy Gilliland,  
Gary Vallieres

From Western Mountains: David Roberts Property Manager.

Guests: Nami Stevens

---

The Meeting was called to order by Ron Trippet HOA President.  
It was confirmed that a Quorum of Directors was present.

**Agenda**

The agenda for 5/28/2026 was approved  
Jane Motioned  
Gary Seconded  
The motion carried upon vote.  
All board members present voted for the motion.

**Minutes**

The minutes from prior meeting of 3/19/2026 and 5/14/2026 were distributed out to review  
Corrections made to 5/14/2026.  
Randy Johnson voted to approve with correction of the location of the meeting.  
Jane Gronley seconded  
The vote was carried upon vote

**Old Business**

Dick Wilson resigned his Board position on 5/15/2026 with a text and letter to follow effective May 16, 2026.

On 5/18/2026, Ron received a phone call with a text to follow that Pat Sherlock would resign effective 5/18/2026. On 5/18/2026 Ron talked to Randy Johnson, Jane Gronley, Sandra Absalonson and on 5/19/2026 to Gary Vallieres. It was determined that the two individuals that resigned had not completed their current term and it was appropriate to appoint Nancy Gilliland and Beverly McGuire to the Board.

### **New Business**

Randy requested that we have an independent inspector that will not repair the roofs in our subdivision, to evaluate the roofs and make recommendations for repair or replacement

Ron also stated that Roof Maxx did a presentation to the maintenance committee for a product that can be sprayed on roofing which may extend the life of the roof. They offered to spray 500 sq ft of roof for free giving us the opportunity to see how the product works. Should we decide to do this, we have agreed to have the owner of the home approve first.

The maintenance committee met and made the following recommendations.  
109-112 has a leaking roof and needs replacement-will schedule  
121-124 May need to be considered for a new roof  
134-137 May need to be considered for a new roof  
We will not have 4J's do the inspections since they usually repair our roofs.

We should also have a paint inspector review 169-174 and 129-132

The Architecture review committee approved 2 new Air Conditioners outside units 124 and 160

Members of the HOA cannot use homeowner information without homeowners' permission. The only approved individuals that should have access to names, addresses, phone numbers and emails are the management company and the board secretary. Once the board secretary or management company are no longer in that position, they must remove the data from their devices.

Regarding three HOA members who have used homeowner information inappropriately, an attorney will forward a Cease-and-Desist letter. Ron noted this item was approved by unanimous vote of the board on 5/14/2026.

Dawn will create a password protected location on the website so HOA Owners will be able to see financials without going to the management office. They will be able to call Dawn for the password.

Ron stated that bylaws can only be changed with a Board vote. After reviewing it was determined that we are currently following the requested guidelines and will attempt to get board approval within two weeks.

The meeting was adjourned at 3:45  
Jane Motioned to adjourn  
Randy seconded  
The motion was carried upon vote.

Respectfully submitted

Sandra Absalonson  
Sandra Absalonson, acting as Secretary

6/2/26 Minutes approved via email  
Ron Trippet, President  
Randy Johnson, Vice President  
Sandra Absalonson Secretary

Jane Gronley, Director  
Gary Vallieres, Director  
Nancy Gilliland, Director