

# FAIRWAY BOULEVARD HOMEOWNERS' ASSOCIATION

## Annual Meeting

Thursday May 15, 2025, 7:00 p.m.

## Edgerton School

**Call to Order:** President Ron Trippet called the meeting to order at 7:10 p.m.

**Confirm Quorum:** Property Manager Dave Roberts announced that a quorum had been reached with 21 members in attendance and 24 proxies were issued for a total of 45 homeowners. A quorum requires 44 homeowners to be present either in person or by proxy.

**Pledge of allegiance to the flag:** Jane Gronley led the assembly in the pledge.

**Introduction of Board Members:** President Ron Trippet introduced the current Board Members; Sandra Absalonsen; Patrick Sherlock; Jane Gronley; and Randy Johnson. Craig Coburn unexcused absence and Gary Vallieres excused medical. Property Manager Dave Roberts and Recording Secretary Buggy Yarbrough were also introduced.

### **Introduction of new Homeowners present:**

Michael and Betty Phipps, unit 115  
Carol Davis, unit 169

**Approval of Minutes:** The minutes of May 15, 2024, meeting was read by Recording Secretary Buggy Yarbrough. Laurie Happ made a motion to approve May 15, 2024, minutes as written. This was seconded by Francine O'Boyle. The motion carried.

**Financials:** Dave Roberts Property Manager provided a complete schedule of the 2024 financials for the homeowners to review before the meeting. Included in the packet was a Profit and Loss schedule for 2024. The Association has three (3) accounts totaling \$171,348 at Stockman's Bank. When the siding project took place Fairway Boulevard secured a loan at Glacier Bank for \$100,000 which is currently being paid down. Total expenses in 2024 were \$240,147. Dave asked the members to please call Dawn at Western Mountains Property if you have any questions. Dick Wilson made a motion to approve the financials, and this was seconded by Cliff Kunnary. Motion carried.

### **Election of Officer:**

There is a board position open. Pat Sherlock made a motion to nominate Dick Wilson. Mr. Wilson agreed to run for the board. Gary Thoms seconded the motion. Motion carried.

### **Future Projects:**

President Trippet reported that new roofs are scheduled for units 160, 161 and 162 in 2025. The board secured bids for the painting of the additional units. Western Mountains Property has a copy of the historical data as to when the new roofing took place and the painting of the units. The board is reviewing this to keep track of upcoming projects. A copy of the historical data will be placed on the web site also.

### **Tennis Courts**

Tennis Court Committee, Committee Chair Pat Sherlock, Cliff Kunnary, Dick Wilson, Vicki Walbruch and Kia Ricchi

Pat Sherlock and Ron Trippet reported that Farmers Insurance has some concerns about the liability and the need for repairs in the asphalt of the tennis courts. The courts are our amenity and need maintenance on a regular basis.

The considerations would be to repair, replace, remove or change the footprint;

Total area measurement 125 X 125 15625 sq. ft.  
Each tennis court 2900 sq. ft.  
A pickle ball court 26 X 52 is 1352 sq. ft.  
Area outside the courts 9825 sq. ft. (around the 2 existing courts)

We could explore other options like a park with a Gazebo. A dog park was suggested but there were concerns about who would clean it and cost involved.

There was much discussion with the membership, asking how important are the tennis courts to the community? How many members use the courts? President Trippet said there will not by any decision tonight but wanted the members to be aware of the issue. Pat agreed to get some bids that he can present to the board before any decisions are made.

There were many issues to explore we are still looking for solutions and will present them to the board. We Have no written bids or commitments and no idea where all this is going but wanted all to know we are working on it and hoping to come up with a solution for our only amenity. Once there is additional information it will be presented to the board and voted on at that time.

***Presidents Report:***

\*Ron asked the community to please observe the speed limits of 15 MPH within Fairway BLVD.

\*Fish Wildlife and Parks request as it is unlawful that we don't feed the turkey, deer and other animals. There are reports that the feed is attracting the wildlife.

\*He reminded the members that Fairway Blvd HOA does not allow VRBO or house sharing. You cannot rent your home for less than 30 days at a time.

\*Please lock the gates as you walk through them. Pull the gates shut and then scroll the numbers so the gates will relock.

\*Farmers Insurance requires that if a homeowner is out of town or away from their home for an extended period they are required to have someone check on their home at least every 14 days to ensure there are no water issues, frozen pipes or heating problems.

\*Pat also mentioned that water heaters in the units need to be examined and there should not be items (cleaning fluids etc.) around the tank. Some of the hot water tanks are getting old and will need to be replaced.

- The lift station is completed.
- The architectural committee has approved the building of two units by the lift station.
- Ron sprayed the bluff for weeds.
- Security cameras have been placed around the community. A fence by unit 1959 has been installed to block people from coming into the association to access the golf course using all common area.
- Paul Wachholz has a hole the size of a volleyball on the side of his unit, created by the woodpeckers. Ron was aware of this damage and is working on getting this repaired. Dawn at WMP has created a form for maintenance issues such as this. Ron asked that home owners report maintenance issues to Western Mountain.
- The cleaning of lights and the necessary repairs will start, and members were asked to volunteer to help serve on this committee as it is not an HOA obligation to clean the glass.

***Motion to Adjourn:*** Randy Johnson made a motion to adjourn at 8:30 p.m.

Recording Secretary Buggy Yarbrough/edited by Sandra Absalonson

