

Fairway Estates Homeowners Association
Monthly Meeting
October 21, 2025

Approved Minutes of Meeting

Fairway Estates Website: fairwayestatesoregon.com

- I.) Board Members in attendance:** Pam Maurice, Natasha Atkinson, Deon Meyer, Steve Simmons, John Banducci

Property Management in attendance: Marisa Williams

Community Members in attendance: Christy Simmons @ 591 Wildcat Canyon Rd; Sharon Meyer @ 556 Wildcat Canyon Rd; Jim & Pandora Crye @ 511 Wildcat Canyon Rd; Stan Heath @ 491 Fairway Estates; Juan Rivas @ 556 Fairway Estates; Robert & Susan Johnson @ 627 Wildcat Canyon; Gilbert Gurule @ 380 Bentgrass Ct; Stephen Rafferty @ 378 Bentgrass; Sherrie Rasmussen @ 506 Wildcat Canyon; Barbara Camin @ 497 Wildcat Canyon; Anthony Rosa @ 579 Fairway Estates

The meeting was called to order by Steve Simmons at 5:30 pm.

II.) Announcements – Steve Simmons

- a.) Next Board meeting is Tuesday, November 18, 2025. November will be the end of the year meeting as there will not be one in December. All ballots for the board elections will be due by the end of that meeting.
- b.) Make sure to state name and address before making a comment, so comments can be accurately documented.

III.) Approval of Meeting Minutes

Deon Meyer made a motion to approve the September 16, 2025 meeting minutes as presented. John Banducci seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the meeting minutes of September 16, 2025 and as presented.

IV.) Delinquency Report and Drive Through – Marisa Williams of CPM

a.) Monthly Drive Through Report

The drive through was performed on October 14, 2025. 6 yard maintenance items were reported.

b.) Delinquency Report

Total accounts receivable = \$6,010.50

Lot #3, Roth = \$5,815.50

Other Lots = \$195.00

c.) Lot 3 Update

A realtor contacted Centerpointe and stated that they will be putting the house on the market. They are just waiting for the bank to get everything sorted out and give them the okay to list it.

Stephen Rafferty @ 378 Bentgrass stated that there was a guy at the house drilling out the lock and stated that he was there to get into the house and make sure it is habitable.

Steve added that Linda had thought that during the auction we would not have a very good chance to collect all the unpaid fee's, but since the HOA was never notified of the

auction at the registered address, there may be more recourse now to collect those fee's in full.

V.) Board Member Reports

a.) Treasurer's Report – Natasha Atkinson

Total Income as of 9/30/25	\$5,873.78
Total Expenses as of 9/30/25	\$3,075.09
Net September 2025 Income	\$2,798.69
Edward Jones MMA Balance	\$170,444.44
Total Assets as of 9/30/25	\$180,405.02

The Edward Jones account earned \$508.78 in September.

Steve clarified that the Edward Jones account is a mutual fund account and the "dividends" on the report is interest.

b.) Proposed Annual Budget- Natasha Atkinson

Natasha presented a proposed annual budget increasing the budget for landscaping, gate maintenance, electric, water, sewer, and accounting. This budget won't be voted on until the annual meeting in November. Steve added that the gate is opening and closing a lot more than it used to, and he thinks by 2027 a preventive maintenance budget for the gate may need to be added.

c.) ARC Chairman Report – Pam Maurice

Lot 87 requested to build a deck and add some stairs, and it was approved. A request for new construction on lot 21 was just turned in by Tabor Construction, that will be reviewed. Also received an ARC request for a ramp and that was approved.

VI.) Old Business- Lines on Dakota and Traffic Sign- John Banducci

John asked the Aaron at the City about adding a sign with a flashing light to Dakota Street and he said they are unable to do that because they are hard to maintain. John thinks the board should approach the city council about it and possibly offer to purchase and maintain the sign. It is about \$1000 for the sign. He also asked about striping the lines that are there, as you can't see them anymore, but has yet to see any results.

VII.) New business

a.) Increase budget for Pond clean up- Steve Simmons

On October 7, 2025, the board made a motion via email to increase the budget to clean up the pond. Pam made the motion to increase the budget and clean up the pond, with the amount not to exceed \$1500. John seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the pond clean up, not to exceed \$1500.

John said that the stuff on top of the pond is just algae and will die off and the rain will wash it away. They used pumps to get the pond down as far as they could to check the vegetation under the water, and there is no vegetation in the pond, just on the fringe. They cleaned up to the bridge on both sides and sprayed

everything. They will continue to spray it and maintain it to keep it cleaned up. Steve added that he has found some chemicals from "The Pond Guy" that are animal friendly, you just can't pump the water immediately for irrigation. They are about \$250 per year, and the pond would be treated once a year. Would do the treatment around March or April of next year.

Steve also mentioned he would like to look into putting a float switch on a pump, so if the water gets too high it will pump the water, so it doesn't cover the rock wall that they added a couple years ago. He thinks that will help keep the pond looking nice.

b.) Board Election Applicants Introduction-

Those who are running for a board position had the opportunity to introduce themselves and let everyone know why they would like to be on the board.

Juan Rivas- Juan started out by thanking everyone for the opportunity to join the community. He said they moved here from Guatemala about 8 months ago with his family and they love. They have been trying their best to collaborate with the community because they plan to live as long as possible here. He has an MBA and has a business consultant and software company in Guatemala. They sell software, especially in human resources. Customers are mainly in Central America and South America and are starting business in the US, so he can work from home.

Stanley Heath- He was born and raised in Oregon and graduated from Portland State University. He got married in 1973, unfortunately his wife, Susan, could not make it due to a medical emergency with a friend. They have 4 children, and the youngest one took a job in Roseburg as a Dermatologist, so they moved here from Gresham last November to be closer to him and their grandchildren. This is their first time living in an HOA neighborhood and they love it here. In the past he worked at a school, he was a social worker and then spent about 30 years being a machinist, repairing things for a manufacturer and then he worked in quality control and was an inspector. He really likes people and would like to find ways to get people in the neighborhood more involved, like doing more organized community events.

Pam said she is grateful to Stan and Juan for being new members of the community and wanting to step in and be a part of the team.

XI.) Meeting was adjourned at 6:15pm