

Fairway Estates Homeowners Association
Monthly Meeting
November 18, 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, Linda Zumwalt, Terry Brock

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; Juan Rivas @ 556 Fairway Estates; Baxter & Debbie Caterson @ 436 Backwater Loop

The meeting was called to order by Steve Simmons at 5:32 pm.

II.) Announcements – Steve Simmons

- a.) Next Board meeting is Tuesday, January 20, 2026. This is the end of year meeting. All ballots for the board elections will be due by the end of that meeting. The new board will be in effect in January.
- b.) Make sure to state name and address before making a comment, so comments can be accurately documented.
- c.) The street sweeper will be coming through on November 26th. Leaves can be blown into the street. Please let neighbors know and no parking on the street that day.

III.) Approval of Meeting Minutes

John Banducci made a motion to approve the October 21, 2025 meeting minutes as presented. Natasha Atkinson seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the meeting minutes of October 21, 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 November 17, 2025. 12-yard maintenance items and ARC concerns were reported.

b.) Delinquency Report

Total accounts receivable = \$5,975.50

Lot #3, Roth = \$5,900.50

Other Lots = \$75.00

d.) Lot 3 Update

The realtor that will be listing 376 Bentgrass Ct. for sale contacted Centerpointe and received the balance that is due on that lot. They said they will try their best to get that paid up when it sells.

V.) Board Member Reports

a.) Treasurer’s Report – Natasha Atkinson

Total Income as of 10/31/25	\$6,502.37
Total Expenses as of 10/31/25	\$5,996.33
Net October 2025 Income	\$506.04
Edward Jones MMA Balance	\$181,776.34

Total Assets as of 10/31/25

\$181,776.34

The Edward Jones account earned \$484.82 in October.

b.) Proposed Annual Budget- Natasha Atkinson

Natasha presented the proposed annual budget for 2026. Deon made a motion to approve the 2026 Annual Budget as presented. Pam seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the Annual budget for 2026 as presented.

c.) Secretary Report- Linda Zumwalt

There are no properties for sale. 420 Backwater Loop has been taking off the market.

She checked on if the taxes have been paid for the dog park and the other little triangle piece, and no property taxes have been paid for either property for the last 4 years. Linda said she will check again at the first of the year. The foreclosure process probably wouldn't start until June of 2026, then they have a year, and then there will be a year Right of Redemption. If it gets foreclosed, it probably won't go to auction until after June of 2028.

d.) ARC Chairman Report – Deon Meyer

No new ARC Requests.

VI.) Old Business- Change in Meeting dates- Pam Maurice

This year the board had changed the meeting dates to be every other month except for September, October, and November there would be consecutive meetings. She said the board needs to decide if they want to keep that schedule the same, or if they want to alter it any. She suggested adding a meeting in August as well, as things felt a bit rushed this year preparing for the Annual meeting, Linda agreed. The board discussed this and agreed on changing the meeting schedule to have a meeting in January, April, June, August, September, October, and November.

VII.) New business

a.) Thanks to the Board and Residents- Steve Simmons

Steve said the last year has gone smoothly. He thanked all the residents for doing their best to do the right thing most of the time. He also thanked the board for working hard and being involved, and thanked Centerpointe for doing a great job. He said the only issue he sees on the horizon, is parking, which the board has been trying to work on the best that they can.

Steve then mentioned that Deon's term on the board is coming to an end and he did not rerun. He thanked Deon for all his years of service on the board.

VIII.) Community Concerns

- a.) Sharon Meyer @ 556 Wildcat Canyon Rd. mentioned that the pond and the canal look so much better. She thinks it was worth spending the money and feels adding a sump pump in the pond is a great idea. Steve said they have it all priced out to add when the pond gets lower.

Steve said he also added some chemical to the pond so the algae will start to change color, and it will float easier, so it will either float away into the golf course pond, or they can pull the dead algae out and get rid of it. Then he will add some additional chemical called "Pond Clear" which is a fluoride that is friendly to animals and plants, but plants don't like to grow in it.

- b.) Debbie Caterson @ 436 Backwater Loop asked if the house that was going into foreclosure had gone through yet. Steve answered yes that it had gone up for auction and nobody bid on it, so it went back to the lender who hired a real estate agent to list it. She requested the realtor's contact information as she has someone who may be interested in buying.
- c.) Pandora Crye @ 511 Wildcat Canyon asked if there is any way to revisit getting streetlights in the neighborhood. Steve said that they have discussed putting streetlights at each mailbox, but it may shine into people's bedroom windows. The streets aren't wide enough for lights, so they would have to be installed on people's properties and be solar powered so the upkeep of them isn't overly expensive. The board suggested that people should keep their porch lights on at night, it helps a lot with not making the neighborhood so dark.

XI.) Meeting was adjourned at 6:17pm