

**Fairway Estates Homeowners Association
Monthly Meeting
September 16, 2025**

Approved Minutes of Meeting

Fairway Estates Website: fairwayestatesoregon.com

- I.) Board Members in attendance:** Pam Maurice, Linda Zumwalt, Natasha Atkinson, Deon Meyer, Steve Simmons, John Banducci
Property Management in attendance: Marisa Williams
Community Members in attendance: Tom & Linda Hirsch @ 618 Bunker Rd; Christy Simmons @ 591 Wildcat Canyon Rd; Sharon Meyer @ 556 Wildcat Canyon Rd; Walter & Carol Linder @ 586 Wildcat Canyon Rd; Jim & Pandora Crye @ 511 Wildcat Canyon Rd; Stan & Susan Heath @ 491 Fairway Estates; Juan Rivas @ 556 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, October 21, 2025. There will be a board meeting in October and November. November will be the end of the year meeting as there will not be one in December.
- b.) Make sure to state name and address before making a comment, so comments can be accurately documented.

III.) Approval of Meeting Minutes

Linda Zumwalt made a motion to approve the July 15, 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 July 15, 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 September 15, 2025. 2 yard maintenance items, and 2 potential ARC concerns were reported.
- b.) **Delinquency Report**
Total accounts receivable = \$5,830.50
Lot #3, Roth = \$5,730.50
Other Lots = \$100.00

V.) Board Member Reports

- a.) **Treasurer’s Report – Natasha Atkinson**
- | | |
|------------------------------|--------------|
| Total Income as of 8/31/25 | \$6,037.67 |
| Total Expenses as of 8/31/25 | \$1,568.09 |
| Net August 2025 Income | \$4,469.58 |
| Edward Jones MMA Balance | \$169,935.66 |
| Total Assets as of 8/31/25 | \$178,716.33 |
- The Edward Jones account earned \$527.67 in August.

- b.) **Proposed Annual Budget- Natasha Atkinson**

A new budget will be adopted in November, so the board needs to decide how they want to adjust the budget and if there were any areas they would like to add or subtract money too. Natasha presented a proposed annual budget to the board.

Steve would like the board to consider if there will be any large expenses in the upcoming year, such as sealing cracks in the road. He also discussed the pond and how it is an eye sore. He explained that he has reached out to 5 engineering companies trying to get someone to come take a look at it. He feels that area could be utilized better and would like to know what can be done, and some possible ideas and estimates for the space. The pond is a natural drainage, so the board must ensure that it is not being violated in any way. This may come with some additional expenses, so Steve asked the board if it may be better to inflate the budget for possible expenses or leave the budget tight. Pam suggested that the board needs more information about possible costs associated with this then the board can vote on it. She also noted that the streets won't need sealed for at least another year.

Steve requested that we find a landscape company who would come and clean up the weeds around the pond. John said he would discuss it with the landscapers.

The budget will need to be approved in October and then voted on in November.

c.) Secretary Report- Linda Zumwalt

521 Wildcat Canyon Sold. 561 Wildcat Canyon sold. 429 Fairway Estates is pending, the buyer is a builder. 420 Backwater Loop is still for sale.

Linda asked Marisa about the process of getting notifications from the title companies when properties sell. Marisa explained that typically the title companies will notify us, but it is usually at least a couple weeks after the property has closed. Linda asked if Marisa could add the estimated closing date to her calendar as a reminder to follow up soon after the closing date. Marisa agreed to this.

Linda also mentioned that it may be a good time to send a reminder about how many pets people are allowed to have. She then asked if we send an email about it, will renters get it, or just owners? Marisa answered just owners.

Linda reported that the auction for the foreclosure of lot 3 had been postponed to October 1, 2025, at 10AM.

Linda added that her and John have both called public works about adding the straight arrow on Dakota Street and brightening up the lines. Steve wants to ask public works about adding a solar powered blinking light with a sign stating traffic from the right does not stop. Still waiting on them to add some parking signs.

A member of the crowd then asked who is responsible for painting the 15 mph speed limits on the roads in the HOA. Steve responded that the HOA is responsible for that. She asked if the paint could be brightened up as people are not adhering to

the speed limit. Pam said that it won't help but suggested adding a reminder about the speed limit to the reminder email Marisa is going to send out.

d.) **ARC Chairman Report – Deon Meyer**

One ARC request was submitted for Lot 87 to build a deck and add stairs. Request was approved.

VI.) New Business – Steve Simmons

a.) **Review of board seats expiring this year-**

There are two board member positions coming up. Seat 5, which is Deon's position, and seat 4, which is Terry's position, are expiring at the end of the year. The community needs to be notified in writing of these open positions, so anyone who is interested can nominate themselves to be on the ballot. Nominations will close on October 14th. Any suggestions for changes to CC&Rs need to be submitted by the 10th, so they can be finalized by the 14th. Ballots will be sent out for election in October; any amendments for the CC&Rs need to be included in the ballot. Ballots will need to be returned by the end of the November meeting. Ballots will be mailed and include a self-addressed stamped envelope to return the ballot, or they can be returned in person at the meeting, or to the Centerpointe office. Ballots will be counted, and election results will be emailed.

b.) **Review Fines & Fees Schedule-**

Steve has reviewed the schedule and thinks it should be left as is. The board collectively agreed to not change it.

Pam mentioned that for this year they changed the board meetings to every other month, and the board needs to decide if that schedule is working, and if they would like to keep it that way.

X.) Community Concerns

- a.) Carol Linder- 586 Wildcat Canyon- Carol wanted to know if there has been much discussion about the apartments and how they will affect traffic? Steve answered, yes there has been a lot of discussion with the developer and the city. ODOT completed a study and determined that a light will not be needed there until 2029, even with the new apartment complex coming in.
- b.) Linda Hirsch- 618 Bunker Rd- Linda wanted to bring to the board's attention that there has been a lot of cars parking on the street. They are causing an obstruction on Fairway Estates Dr and making it difficult to see around when pulling out. You also can't see the cars when they're parked there, and they have almost been hit. She asked if an amendment could be made to the CC&Rs to eliminate street parking. Steve said that an amendment could be made, but it could not be enforced for the people that already live in the community, just for new people coming in. He also said that would cause issues because then it would no longer allow landscapers to park on the street as they're doing yard work for people, or for people to park their

trailers to load them, etc. He suggested a rule limiting the number of automobiles each homeowner is allowed to have parked in the community.

- c.) Stanley Heath- 491 Fairway Estates Dr- Stanley suggested filling the pond in for some additional parking. Steve said we must figure out if we can get rid of the natural drainage from the pond before deciding that.

XI.) Meeting was adjourned at 7:07pm