

**Fairway Estates Homeowners Association**  
**January 20, 2026**  
**Approved Minutes of Meeting**  
**Fairway Estates Website: fairwayestatesoregon.com**

- I. Board Members in attendance:** Steve Simmons, John Banducci, Natasha Atkinson, Linda Zumwalt, Pam Maurice, Stan Heath, Juan Rivas  
**CPM Property Management in attendance:** Jennifer Young  
**Community Members in Attendance:** Barbara Camin @ 497 Wildcat Canyon Rd., Sherrie Rasmussen @ 506 Wildcat Canyon Rd., Christy Simmons @ 591 Wildcat Canyon Rd; Sharon Meyer @ 556 Wildcat Canyon Rd; Linda Hirsch @ 618 Bunker Rd., Monika Hille-Maynard @ 572 Fairway Estates Dr., Steve Rafferty @ 378 Bentgrass Ct., Mike Maurice @ 571 Fairway Estates, Bob & Betty Johns @ 423 Fairway Estates, Gilbert Gurule @ 380 Bentgrass, Walt & Carol Lindner @ 586 Wildcat Canyon, Steven & Eliza Fergie @ 418 Backwater Loop, Linda Moreau @ 458 Fairway Estates, Susan Heath @ 491 Fairway Estates, Jim & Pandora Crye @ 511 Wildcat Canyon Rd; Jim Mac Vicar @ 429 Backwater Loop.
- II. Announcements – Steve Simmons**
- A. Next Board meeting – March 17<sup>th</sup>, 2026
  - B. Introduction – New Board Members
    1. Stan Heath, 491 Fairway Estates Dr.
    2. Juan Carlos Rivas, 556 Fairway Estates Dr.
- III. Approval of Minutes – meeting on November 17, 2025**  
Motion to approve: Natasha; Second: John Banducci  
Motion passed unanimously
- IV. Consensus Approval of Documents – following were approved by consensus:**
- A. HOA Meeting Dates 2026
  - B. Main Gate Instructions (Walking gate instructions to be presented after the new locking mechanism is complete)
  - C. 2026 Schedule of Fees and Fines (no changes)
  - D. Rules and Regulations
  - E. Project Responsibilities and Managers
- V. Election of Officers and Committee Chairs**
- A. The following Board Officers for 2026 were nominated as follows:  
President: Steve Simmons, Secretary: Linda Zumwalt, Treasurer: Natasha Atkinson. Motion to approve was made by John Banducci, Seconded by Pam Maurice. Motion passed unanimously.
  - B. ARC/Welcoming  
John Banducci will step in as Chair and will get assistance as needed. Sharon Meyer has done a great job over the years of welcoming new residents, but is ready for a break. We will need to find someone to assume this task.
  - C. New committee suggestions  
Loretta Smith will continue to monitor the Fairway Community Board. Other suggested committees were for a team to review the CC&R's to reflect current

housing regulations and other language issues as needed (there are 4 people interested so far). Pam mentioned that this is a big task and recommended using Google Docs for the team as they worked through the document. Other suggestions were for someone to do a Community Newsletter, Pond, a Walkaround every week or so.

Community member asked about the grass growing in the asphalt; John is monitoring that and will have to wait for better weather.

Community member asked about the Pond – Steve reported that they have an algae product they are using (takes about 60 days) and they will be working on the fountain. Volunteers are welcome. A new fountain will be about \$3000, Steve has checked with four engineering companies and they do not want to be involved. Steve also reported that they have purchased an algae net to help with the algae removal. John reported that JP Landscapers have been regularly spraying the weeds around the pond. Community member asked about the Walking Gate – Steve reported there are only about 5 apartments rented and there has been no foot traffic from there into Fairway to date. They are working on gate repair and options.

Wally stood and shared his frustration over the lack of follow-up by CPM on his neighbor concern he shared months ago. He asked for feedback and some resolution to his concern.

Linda Mareau stated that the September minutes did not address her concerns that were shared at that time. She said she met with Jennifer and Marisa at CPM and thanked them for listening. She continued with a long list of her concerns that were not being addressed. Steve started a dialogue with her, nothing resolved. Linda Hirsch spoke up in support of Linda Mareau.

Monika stood and addressed the weeds that grow along the banks of the houses behind her house and the seeds are going in her yard. She has reported many times and there has been nothing done by CPM.

## **VI. CPM Reports – Jennifer Young**

A. Monthly Driver Through – Jennifer reported 2 properties; one with leaves in the rocks and one with moss and tree leaves on the roof. She also shared vehicles parked on Wildcat. No one was parked in the Bentgrass or Fairway Estates parking.

### **B. Delinquency Report**

Total Accounts Receivable: \$6280.50

Lot #3, Roth: \$6070.50

(Note: this property will be listed; realtor received the amount owed and will make every effort to get that paid when it sells).

Dues: \$60:00 (one homeowner)

Late fees: \$150 (two homeowners)

## **VII. Board Member Reports**

### **A. Treasurer Report – Natasha Atkinson**

Total Income November, 2025	\$5,837.31
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Total Expense November	\$3559.01
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Net Income November \$2,277.40

Balance on Edward Joes MMA \$171,444.12

Total Assets as of 11/30/2025: \$182,433.74

EJ Account earned \$497.31 in November

Total Income December, 2025 \$5,806.17

Total Expense November \$3,017.06

Net Income November \$2,289.01

Balance on Edward Jones MMA \$171,910.20

Total Assets as of 11/30/2025: \$182,432.75

EJ Account earned \$466.17 in December

**B. Secretary Report – Linda Zumwalt**

Lot #10 on Fairway is listed for sale

Lot #3 not listed yet

Dog Park – still 4 years behind on taxes, she will check again in May/June

**C. ARC Report – John Banducci**

John reported one ARC request – approved

**VIII. Old Business**

- A. CC&R Amendment Consolidation and Update – there will be a team who will review and update as needed. Revisions will be reviewed by an attorney as usual and presented to the Board for approval and then presented on a Resident Ballot for a vote.

**IX. New Business – Steve Simmons**

None

**X. Board Member Comments – none**

**XI. Community Concerns Guests (5 minutes speaking limit)**

- Wally – never heard on update on his neighbors – roommates?
- Painting the arrow on the street – waiting for better weather
- Pandora – suggested minutes be emailed to the community
- Stan suggested a newsletter – need a committee
- Parking issues – drain the pond? Buy property?

Meeting adjourned 6:45pm