

Fairway Estates Homeowners Association
March 17, 2026
Approved Minutes of Meeting
Fairway Estates Website: fairwayestatesoregon.com

- I. Board Members in attendance:** John Banducci, Natasha Atkinson, Pam Maurice, Stan Heath, Juan Rivas
CPM Property Management in attendance: Marisa Williams
Community Members in Attendance: Jim & Pandora Crye @ 511 Wildcat Canyon; Kathy Devries @ 431 Backwater; Richard & Kathleen Sampson @ 422 Backwater; Dan & Jill Gillen @ 425 Backwater; Janice Franklin @ 434 Backwater; Anthony Rosa @ 579 Fairway Estates; Sam Smith @ 542 Wildcat Canyon; Rick Murphy @ 437 Backwater; James Macvicar @ 429 Backwater; Scott Faircloth @ 428 Backwater; Glen Gowey @ 428 Bentgrass; Rosana Tomlinson @ 426 Fairway Estates; Sherrie Rasmussen @ 506 Wildcat Canyon; Barbara Camin @ 497 Wildcat Canyon; Linda Skonberg @ 564 Wildcat Canyon; Susan Heath @ 491 Fairway Estates; Terry & Lisa Brock @ 403 Fairway Estates; Bob & Sue Johnson @ 627 Wildcat Canyon; Linda Hirsch @ 618 Bunker; Carole Payette @ 430 Backwater; Suzanne Wayne for Robert Wayne @ 409 Fairway Estates; Walter Linder @ 586 Wildcat Canyon; Gilbert Gurule @ 380 Bentgrass; Cynthia West @ 530 Fairway Estates
- II. The meeting was called to order by John Banducci at 5:29pm.**
- III. Announcements – John Banducci**
- A. Next Board meeting – May 12th, 2026
 - B. Statement from Fair Housing Act- John read a statement from the Fair Housing Act, as the HOA must follow Fair Housing Guidelines. The statement was “Community members have the right to live in an environment free from harassment. Harassing, threatening, intimidating, or coercing homeowners or home buyers by making comments that would make homeowners uncomfortable, regardless of intent, can be regarded discriminatory if that person is a member of a protected class.”
- IV. Approval of Minutes – meeting on January 20, 2026**
Natasha Atkinson made a motion to approve the January 20, 2026 meeting minutes as presented. Stan Heath seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the meeting minutes of January 20, 2026 as presented.
- V. CPM Reports – Marisa Williams**
- A. Monthly Driver Through – Marisa performed the monthly drive through on March 16, 2026. She reported 13-yard concerns. Most of the concerns were regarding weeds.
 - B. Delinquency Report
 - Total Accounts Receivable: \$6560.50
 - Lot #3, Roth: \$6,240.50
(Note: this property is pending sale)
 - Dues: \$120:00 (one homeowner)
 - Late fees: \$200 (three homeowners)

VI. Board Member Reports

A. Treasure Report- Natasha Atkinson

Total Income February 2026	\$5,947.65
Total Expense February	\$3,809.21
Net Income February	\$2,138.44

Balance on Edward Joes MMA \$172,818.00

Total Assets as of 02/28/2026: \$192,409.51

Edward Jones Account earned \$447.65 in February

Natasha went over the annual budget that was approved in January. She had decreased the income amount on the budget, because it was budgeted for 92 lots, but there are now 91 lots. The total income for the proposed budget is \$72, 625, the expenses are \$56, 762, leaving a net income of \$15, 863.

B. ARC Chair- John Banducci

John received 4 ARC requests and they were all approved. One was to put concrete around the side and back of their house, that has been completed and looks nice. One was for an antenna that was circled around the front yard, it was approved to be moved to the back of the house, then another was for some rock changes, and one for painting their house.

C. Pond/Lighting/Walking Gate Updates- Stan Heath

The pump in the pond was working, but the timer was not turning it off at night. He pulled the pump to the edge of the water to work on it and treated the water for algae while it was out. It will take a few weeks for the treatment to start working. He received a quote for \$2800-\$3200 for a new pump, but was able to find a similar one at Tractor Supply for \$1500. He is planning to do more research on the pump to try and see if it is just worn out and needs replaced, or if it may just be an electrical issue that can be fixed, before purchasing a new one.

Stan also updated that he has been looking for some solar lights to add to the mailboxes that won't shine into people's windows. He found some wall lights from Lighthouse Wall Lights that direct the light down so it will light up the box but not disturb any nearby houses. The lights are solar powered and are \$65 each, or \$60 each if you buy 3. He would like to purchase one and see if it works well before putting them on all the mailboxes.

Quality Fence had previously installed a man gate with an electronic lock and passcode; however, it has not been working as the gate could just be pushed open. The solution he has found to this is to have a regular, deadbolt lock installed that locks and unlocks with a key, then keys can be given to homeowners who would like to utilize that gate. He took the gate down to Quality Fence to have the lock changed, they estimated it will take 7-10 days to have it completed and reinstalled and should cost less than \$500.

D. Weekly Walk Around Report- Juan Rivas

Juan and Linda will be completing a weekly walk around of the neighborhood. He has a spreadsheet to keep track of any issues that are found and will send it to Centerpointe weekly so issues can be followed up on. They will reference this report each week to track if concerns are being addressed.

E. Street Repair/Gravel- John Banducci

John has found that the cracks in the streets are bigger than he anticipated. The streets did not get sealed last year, so they will get done this year. John will get

two bids for it and have someone assess the streets to see if any additional surface work is needed. This is all preventative maintenance.

He has been putting gravel in areas of the common areas that needed it, there are still a few spots that are in need of some additional gravel.

F. Resident Concern Forms/Volunteer Forms- Pam Maurice

Pam created a new form for residents to fill out with their concerns. This form will help the board track the concerns to ensure that they are being followed up on. All concerns go to Centerpointe who oversees following up on them.

Pam also introduced the “Better Together” form that residents can fill out if they are interested in volunteering in the community. It has different options they can pick from to offer their time, skills, or services to help the community.

G. Dog Park- John Banducci

John explained that the “dog park” is not currently part of the HOA and the board has no control over it. Tom Hirsch has been maintaining it on his own for some time now. He pays for all the materials used to upkeep it. John said he has been doing a great job keep up with it.

H. Updating CC&Rs- John Banducci

A committee is going to get together to work on update the CC&Rs to make sure they comply with all the news laws that have went into effect.

I. Bulletin Board- John Banducci

Loretta has been working hard to keep the community bulletin board up to date with all the important information. Copies of the meeting agendas, minutes, and any updates can be found there. The unapproved minutes will now be posted for people’s viewing, and then once they are approved, they will be updated.

VII. Discussion/Action Items

A. Approve John Banducci as President

Pam Maurice made a motion to approve John Banducci as President of Fairway Estates. Natasha Atkinson seconded the motion. A vote was taken; motion was carried by unanimous vote to elect John Banducci as President.

B. Change of Meeting Dates

Natasha Atkinson made a motion to change the meeting dates to the 2nd Tuesday of every other month until August-November meetings will be monthly. Stan Heath seconded the motion. A vote was taken; motion was carried by unanimous vote to change the meetings to the 2nd Tuesday of the month.

C. Report from meeting with CPM- Pam Maurice

Pam and John had a meeting with Joanne and Marisa at Centerpointe. They had a list of questions to ask CPM. They also clarified that the CC&Rs were reviewed and approved by an attorney before taking effect. Pam and John asked Joanne from Centerpointe to take their current CC&Rs to an attorney to review the language and make sure they are legal. They are concerned the language regarding “single family residence” may be outdated. Also asked the attorney to review the language in the CC&Rs regarding parking.

Pam and John also wanted to verify that some of the new procedures they are adopting are not too much for CPM and still fit within the boundaries of the contract between Centerpointe and Fairway Estates. Centerpointe said that everything was within the boundaries of the contract and they were supportive of these changes. They asked for clarification about a question that was asked to the

attorney and they were billed for. The next question was regarding dealing with parking issues. Joanne offered to check on the parking rules in other HOAs to help the board come up with ideas for better parking rules. It was requested that CPM have the minutes done within a week of the meeting and after the board reviews them, they will be posted as “unapproved” on the website and community bulletin board. Once they are approved at the next meeting, they will be updated to approved. They discussed the new community concerns form and ensuring that CPM follows up on concerns in a timely manner. Lastly, they discussed the new walk around that Juan and Linda will be doing and sharing their report with Centerpointe.

D. Updates on Community concerns- John Banducci

John has noticed quite a few people speeding through the neighborhood. He even caught a U-Haul truck going the wrong way on Backwater and addressed it with the driver. If people don't slow down, then they may need to look into getting some speed bumps in the neighborhood.

John has looked around the neighborhood for dog feces and did not see any, so he thinks that issue may be better. He wanted to remind everyone that there is quite a variety of wildlife in the area that may leave some droppings behind.

John brought up that there have been several capital expenses over the years. He will be proposing a plan to set a limit on expenses, and if it is over that limit then he will ask the community to vote to approve the expense before proceeding forward with it.

VIII. Community Concerns Guests (5 minutes speaking limit)

- Sam Smith @ 542 Wildcat Canyon- Same thank John and Stan for volunteering to power wash for other in the community. He also thanked Stan for working on the Pond. He reminded people that minutes are posted on the bulletin board for people to see, his wife keeps it up to date. He said he likes Fairway and thinks it is a clean and nice community.
- Linda Hirsch @ 618 Bunker Rd- Linda stated she is concerned about the amount of street parking that is happening. She would like to know if there are plans to change that rule. John responded that the board is consulting with an attorney about the proper way for voting to happen and once they receive an answer on that, then they will try to address the parking concern. He would love if homeowners could come up with some suggestions for improvement on the parking rules.
- Rick Murphy @ 437 Backwater Loop- He would like to know if the cord lighting around the eve of his house can be kept up. John told him he would look at it and get back to him. Rick also wanted to clarify his family and parking situation. He has a young family and with that comes extra vehicles as his kids are of driving age. When they bought the house, they were not intending for all their kids to be living with them still, but things came up and plans changed. Because of this, they must utilize the overflow parking quite often, but they do try to do their best with it to not disturb the neighbors. He also said that he has a neurodivergent son that loves to play football and basketball, and he is aware that there have been some complains about playing it in the streets, but he will not take that away from his son. He said that they often walk their dogs and if they happen to pee or poop while they are on their walk, they do their best to clean it up. They always try and let them out to do that before they start their walk, but sometimes they still go while they are

walking. Him and his family are doing their best to make the neighbors happy but feel they currently can't live comfortably in their house without being harassed by a neighbor. He requested that the board address the lady that is making constant complaints and harassing them. He states he has a legal assistant looking at the situation for him but would prefer not to go that route. John responded that this community is not a 55 or older community and kids are welcome here and they are welcome to throw a ball or play in the streets. He said they will address the harassment.

- Terry Brock @ 403 Fairway Estates- Terry expressed that he is interested in improving the neighborhood. He doesn't feel that it is okay for families with kids at home to feel threatened. He likes seeing kids outside playing in the street and apologized to Rick for everything he has gone through.
- Carole Payette @ 430 Backwater Loop- Carole said about a month ago she was out of town, and while she was gone someone came and dug up 4 of her plants. They left holes where the plants used to be.

IX. Closing Statement- John Banducci

John said that the board is planning to have more communication and transparency with the community. He would like everyone to work together.

Meeting adjourned 6:43pm