

Fairway Estates Homeowners Association
July 14, 2026
Unapproved Minutes of Meeting
Fairway Estates Website: fairwayestatesoregon.com

- I. Board Members in attendance:** John Banducci, Natasha Atkinson, Pam Maurice, Stan Heath, Juan Rivas, Linda Zumwalt, and Sam Smith
CPM Property Management in attendance: Marisa Williams
Community Members in Attendance: Linda Moreau @ 458 Fairway Estates; Pandora & Jim Crye @ 511 Wildcat Canyon; Linda Skonberg @ 564 Wildcat Canyon; Susan Heath @ 491 Fairway Estates; Sherri Rasmussen @ 506 Wildcat Canyon; Barbara Camin @ 497 Wildcat Canyon; Linda Hirsch @ 618 Bunker; Nancy McDonald @ 607 Wildcat Canyon
- II. The meeting was called to order by John Banducci at 5:29pm.**
- III. Announcements – John Banducci**
A. Next Board meeting – Sept 8th, 2026. August meeting has been cancelled.
- IV. Approval of Minutes – meeting on May 21, 2026**
Stan Heath made a motion to approve the May 21, 2026 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 May 21, 2026 as presented. Sam Smith was not present for this vote.
- V. CPM Reports – Marisa Williams**
A. Monthly Drive Through – Marisa performed the monthly drive through on July 13, 2026. She reported 3-yard concerns.

B. Delinquency Report
Total Accounts Receivable: \$6,665.50
Lot #3, Roth: \$6,580.50
Dues: \$60.00
Late fees: \$25

Pam Maurice made a motion to add John Banducci and Marisa Williams to the Fairway Bank accounts, and to remove Jennifer Young. Stan Heath seconded the motion. A vote was taken. Motion was carried by unanimous vote to add John Banducci and Marisa Williams to the bank accounts and remove Jennifer Young. Sam Smith was not present for this vote.
- VI. Board Member Reports**
A. Treasure Report- Natasha Atkinson
- | | |
|------------------------|------------|
| Total Income June 2026 | \$5,840.21 |
| Total Expense June | \$2,884.43 |
| Net Income June | \$2,955.78 |
- Balance on Edward Joes MMA \$174,541.27
Total Assets as of 06/30/2026: \$192,947.36

Edward Jones Account earned \$440.21 in June

2nd Quarter Review- We are now halfway through the year, so the budget should be around 50% spent. Currently over budget on general maintenance repairs because of the crack sealing that was done on the streets. Water and sewer are currently over budget as well. They are at 59% of the budgeted amount. Postage and office supplies are \$200 over budget due to doing an extra mailing. The web hosting fee isn't over budget, as it's paid once per year, and taxes are also only paid once per year, but they did cost double what was budgeted. The total budget is at 41%, so all together, it is still under budget for being halfway through the year.

B. ARC Chair- John Banducci

At the last meeting they voted to no longer charge a fee for an ARC Request. John has received and approved 3 ARC Requests since the last meeting.

C. Property Updates- Linda Zumwalt

Unsure if lot 3- 376 Bentgrass is still for sale. It doesn't show that it's currently on the market. She believes they are having trouble locating a death certificate. Lot 49- 528 Wildcat is listed for sale by owner. Lot 35- 420 Backwater is listed for sale by a realtor.

Linda Moreau asked if the board was aware one of the renters in the neighborhood purchased the rental they were living in. Linda responded yes, the board is aware.

D. Pond/Lighting/Walking Gate- Stan Heath

Stan ordered some more chemicals for the pond from the same company that they were previously purchased from. The chemicals are sprayed on the surface of the pond and should eliminate the organisms that produce algae and help with the weeds. It takes about 3-5 days after application to start seeing results.

Stan has only received positive feedback on the lighting over the mailboxes, so he will be ordering 2 more of those lights so each box will have one.

E. Walk Around Report- Juan Rivas

Issues have decreased by 55% since the first walk around in March. They are seeing less weeds but an increase in dead spots in the grass. Will continue with monthly walk arounds.

F. Ballot Review- Pam Maurice

Recently, a ballot was sent out so the community could vote on some changes. Out of 92 homes, there were only 48 ballots returned. That is only 44% of homeowners voting. The first item on the ballot was installing speed bumps to mitigate speeding in the community; 79% of the votes were no. The next item was installing a couple of speed bumps as just a trial run to see if it helps; 59% of the votes were no. The third item was making designated parking spaces for guest and temporary parking; the final votes was 62% said yes. The final item on the ballot was adding to the rules and regs that no cars can park adjacent to each other on the street; 82% of the votes said yes.

G. Guest/Temporary Signs- Stan Heath

A sign will go up that says No Parking in front of the mailboxes between 9am and 5pm. The post office said no mail would be delivered after 4pm. They will also be installing some reflective speed limit signs so they can be seen better at night.

H. Solar Powered Radar Signs- Sam Smith

They are trying to establish safety and awareness in the community. Lots of people run and walk on the streets, so people need to follow the speed limit. They are going to install some flashing radar signs that will hopefully help people

realize when they are speeding. John received permission from the fire department to put a sign in the open space by the fire hydrant on Fairway Estates. This will monitor peoples speed as they're coming down Fairway Estates. They are going to try one sign and see if it helps, and if it does, they may consider adding some more.

- I. Maintenance Updates- John Banducci
Some leaks were fixed on the fountain. The berry vines up the valley will continually be sprayed. John has created a list of items for the landscapers to address in the common areas.
- J. CC&R Committee Report- Natasha Atkinson
The CC&R Committee has met twice and will meet again in a few weeks. They have all agreed to focus on the more pressing issues this year. They plan to bring some items to the board for review during the September meeting, to add to the ballot in November. After that, they will start a full CC&R review.
- K. Reflective Lines- John Banducci
John would like to have reflective lines painted across the street on Wildcat and Fairway Estates, with the speed above the line.
- L. Ladies Lunch- Pam Maurice
They have been doing a monthly ladies lunch at a different location each month. For July's lunch they went to McMenamins, and they had about 14 ladies show up. August lunch will be at the Lighthouse Center Bakery & Café on Thursday August 13th. In September they will go to Hacienda Vieja in Roseburg. October is a "Mystery" location, November will be at the Backside Outpost on Central Ave. in Sutherlin, in the special meeting room in the back. The last one is in December at Sol de Sutherlin. A reminder will be sent before each one, everyone is encouraged to attend.

VII. Action Items

- A. Stan Heath made a motion that the community must take a vote to approve any improvements/additions to the community that will cost over 10k. Natasha Atkinson seconded this motion. A vote was taken. Motion was carried by unanimous vote to approve the community voting to approve any improvements/additions that cost over 10k.
- B. Natasha Atkinson made a motion to get two bids to paint street lines with 15mph and golf cart path, and move forward with the lower of the two bids. Stan Heath seconded that motion. Pam Maurice then amended that motion to not take the lowest of the two bids, but to take the bid that works best for their needs. Natasha Atkinson seconded the amendment. A vote was taken. Motion with amendment was carried by unanimous vote to get two bids to paint the street line with 15 mph and golf car path, and move forward with the bid that works best for the communities needs.
- C. Stan Heath made a motion to install a solar-powered speed radar sign. Juan Rivas seconded the motion. A vote was taken. Motion was carried by unanimous vote to install solar-powered speed radar signs.

VIII. Community Concerns Guests (5 minutes speaking limit)

- Linda Hirsch @ 618 Bunker Rd- Linda said she has noticed a great improvement in the parking situation and feels John is doing a great job as president. She expressed concern about the 72 temporary parking rule, as she

worries they will experience the same issue that they have with street parking, where the 72 hours restarts if the vehicle moves.

- Pandora Crye @ 511 Wildcat Canyon- Pandora said she appreciates that the board posts the minutes on the website and the bulletin board, however she is concerned that not everyone has equal access to the minutes. She thinks the minutes should be sent by email each month in a timely manner, following the meeting, not nearly two months after. She said residents need to stay informed. John responded that a recent change they have been doing is posting the unapproved minutes within one week after the meeting. Natasha also added that their current process is more than accommodating to the ADA. She also added that unapproved minutes may change, so it would not be beneficial to email them out until after they have been approved, which would not be until the next board meeting. As of now the board will continue to post unapproved minutes to the website and bulletin board within one week of the meeting, and will update them once approved.
- Linda Moreau @ 458 Fairway Estates- Linda, James Crye, and Pandora Crye recently performed a survey in the neighborhood. They went door to door asking residents a series of questions. Out of all the homes in the community, they were able to speak with 42 residents. They did this because people are not coming to the meetings, and they feel they should be, and should know what is going on. They were asked if they have read the CC&Rs, 29 people said yes and 13 said no. They asked if this is their first time living an HOA, 27 people said yes and 15 said no. They asked if they attend the board meetings, only 14 people said yes and 28 said no. They asked those who said they don't why, and the common reasons were, they don't know when they are, they aren't interested, nothing gets accomplished, and meetings conflict with their availability. Some other answers were that they have hearing issues, their too lazy, the meetings are boring, and they have health issues. They also asked people if they think the board is effective, 11 said yes, 15 said no, others had no comment or weren't sure, some even said they don't even know who is on the board. They also asked if Centerpointe was effective and received nearly the same responses. Next, they asked if they vote when ballots are mailed, 32 people said yes, 10 said no. They asked if they have ever read the board meeting minutes on the website, 16 said yes, 15 said no, 5 people said they don't have access. She feels what they did was not negative, only positive. (This survey was undertaken independently by the individuals involved. It was not requested, authorized, or endorsed by the board.) Linda told the board she is impressed with some of the things she has heard in the meeting today, and appreciates their efforts. She said she has noticed that people are really starting to slow down when driving through the neighborhood. She mentioned that there was man in the community that always speeds, so they went up and had a heart to heart with him, and since then he has slowed down. She asked for a definition of 'temporary' parking. Pam responded that the CC&Rs defines it as parking in a spot for no more than 72 hours. This is something the CC&R committee is reviewing. Linda then asked who can park in the temporary spots, and Pam responded that it is not defined in the CC&Rs. Linda said when it was signed 'guest parking' there was no issues, but when it changed to 'temporary parking', then the issues began. Sam stated that things in the community have changed in recent years, and the community needs to adjust to certain changes. Linda responded that there are

options for people to park in their homes and it is not up to the community to change everything to accommodate them. John said the board hears her concerns and are doing their best to address the issues.

Linda ended by say an HOA community is founded on the principal that no one is above the rules, there are no favorites, no privileged residents, no exceptions. Every homeowner and every resident are equally responsible for complying and upholding the governing documents. Rules must be applied and enforced consistently without favoritism or selective enforcement. Equal accountability is essential for maintaining the integrity, trust, and harmony of the community.

IX. Closing Statement- John Banducci

John referred to a time where only 17% of Douglas County voted on changes to the local government. He said the same thing is happening in the HOA, and we must encourage people to vote.

Meeting adjourned 6:37pm