

**Fairway Estates Homeowners Association**  
**September 8, 2026**  
**Unapproved Minutes of Meeting**  
**Fairway Estates Website: fairwayestatesoregon.com**

- I. Board Members in attendance:** John Banducci, Natasha Atkinson, Pam Maurice, Stan Heath, 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; Susan Heath @ 491 Fairway Estates; Sherri Rasmussen @ 506 Wildcat Canyon; Barbara Camin @ 497 Wildcat Canyon; Linda Hirsch @ 618 Bunker; Nancy McDonald @ 607 Wildcat Canyon; Terry Weakley @ 534 Wildcat Canyon; Linda Skonberg @ 564 Wildcat Canyon; Steven Forgue @ 406 Backwater Loop; Daniel & Jill Gillen @ 425 Backwater Loop; Vince & Jan Devito @ 528 Wildcat Canyon; Terry Brock @ 403 Fairway Estates
- II. The meeting was called to order by John Banducci at 5:30pm.**
- III. Announcements – John Banducci**  
A. Next Board meeting – Oct 13<sup>th</sup>, 2026. Will be discussing the upcoming election, as Natasha, Linda, and Johns positions are coming open. Will also discuss the budget, which they will approve in November's meeting.
- IV. Approval of Minutes – meeting on July 14, 2026**  
Stan Heath made a motion to approve the July 14, 2026 meeting minutes as presented. Linda Zumwalt seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the meeting minutes of July 14, 2026 as presented. Natasha Atkinson was not present for this vote.
- V. CPM Reports – Marisa Williams**  
A. Monthly Drive Through – Marisa performed the monthly drive through on September 8, 2026. She reported 4-yard concerns.  
  
B. Delinquency Report  
Total Accounts Receivable: \$7,220.50  
Lot #3, Roth: \$6,725.50  
Dues: \$420.00  
Late fees: \$75  
  
Marisa mentioned that the minutes are posted on the Fairway Estates website, on the community bulletin board, and unapproved minutes are emailed the community after board review.
- VI. Board Member Reports**  
A. Treasure Report- Pam Maurice  
Total Income August 2026 \$5,811.29  
Total Expense August \$4,821.04  
Net Income August \$990.25

Balance on Edward Joes MMA \$175,421.28  
Total Assets as of 08/31/2026: \$197,382.10  
Edward Jones Account earned \$446.29 in August

- B. ARC Chair- John Banducci  
There were 6 ARC Requests submitted. One was for painting a house, one for tree removal, and some for yard updates. All were approved.
- C. Property Updates- Linda Zumwalt  
Lot 2- 374 Bentgrass, lot 49- 428 Wildcat, and lot 35 420 Backwater Loop are all for sale by a realtor. Lot 3- 376 Bentgrass has been taken off the market and is still under Rural Housing.
- D. Solar Lights- Stan Heath  
All the solar lights have arrived. They need to make some brackets to install them on top of the mailboxes.
- E. Maintenance- John Banducci  
The gate has been stuck open. John has been working with Quality Fence to resolve the issue; they will be coming out to look at it. John also talked to Centerpointe about looking into different software to control the gate from their office.  
The golf netting on Bentgrass is falling apart and part of it needs replaced. John is working on prices for nets; they are between \$500-\$600, plus the cost of installation. He has someone who can install it.  
The second pond is not owned by the HOA, but the association will need to take care of it to keep it looking nice. When it dries up, they will have it weed whacked.
- F. Guest/Temporary Parking Notices- John Banducci  
The board has created flyers to put on cars that are parking in guest's spots, that they believe should be parked in a temporary spot. The board will oversee enforcing this. John has been checking the parking areas daily.
- G. CC&R Committee Report- Pam Maurice  
The CC&R Committee has adjusted some language after some advice from an attorney. These changes to the language will make it so the HOA is following the updated laws. The community will have to vote on these changes, and a 51% majority vote will be needed to pass them. They have added language about keeping Association a respectful and welcoming community, free from harassment and discrimination. They have changed the definition of home by removing the words "single family". Lastly, they updated section 4.5 regarding rental of homes, to remove the "single family" wording and the occupancy limit of 6 inhabitants.

## **VII. Community Concerns Guests (5 minutes speaking limit)**

- Sam Smith @ 542 Wildcat Canyon- Sam thanked Jim for loaning him a tool bar to dig a hole when installing the speed sign. He also thanked Stan for helping dig holes for the speed sign and the parking signs. Sam thanked Terry for helping with putting the signs up, and he also thanked Nick for his help with digging and installing the signs.
- Pandora Crye @ 511 Wildcat Canyon- Pandora asked how much the speed sign costs. The answer was \$449.

- Steven Forgue @ 418 Backwater- Steven said that the elephant fountain was located on a buildable lot he had bought years ago. The fountain became a maintenance nightmare between leaks and the pump going out, so he decided to remove it. The fountain has now been removed, and he has a lawn guy coming in to add some topsoil, then hopes to plant a Coast Redwood in it's place. He will keep the grass there and keep the area looking nice. Steven also thanked Terry for his help in removing some of the plumbing.

Meeting adjourned 5:53pm