

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
JANUARY 2026 BOARD OF DIRECTORS
MEETING MINUTES

Board of Directors Meeting (special meeting) on January 6, 2026 :

- Call to Order at 7pm
- Pledge of Allegiance
- Roll Call: Directors – all present
 - Ken Simmons
 - Scott Harrell
 - Tony Stearn
 - Annette Pellicano
 - Inaki Alvarez
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by the Board (AP)
- Minutes of Previous Meeting (December 2025 monthly meeting)
 - Motion to accept by IA – seconded by KS – no discussion
All voted in favor – Dec Minutes approved
- Organizational Meeting – Results of Elections of Officers – Directors:
 - Inaki Alvarez – Motion to nominate as President by KS – seconded by RC – no discussion – all in favor - approved
 - Annette Pellicano – Motion to nominate as 1st Vice President by RC – seconded by KS – no discussion – all in favor - approved
 - Richard Cinelli – Motion to nominate as 2nd Vice President by AP – seconded by TS – no discussion – all in favor - approved
 - Scott Harrell - Motion to nominate as Secretary by KS – seconded by RC – no discussion – all in favor - approved
 - Ken Simmons - Motion to nominate as Treasurer by TS – seconded by RC – no discussion – all in favor - approved
 - Tony Stearn – Motion to nominate as Director at Large by IA – seconded by RC – no discussion – all in favor - approved
- New business
 - ARC
14448 Pimberton Dr – request to increase the height of existing fence by 2 ft – currently 6 ft. Reason for request is because the land of the neighbor behind slopes up 2 ft on their side – reducing the effectiveness of the existing fence – i.e., making the fence actually 4 ft. on the neighbor's side. Motion was made by the President to give preliminary approval pending asking the owner to explore more options. The owner was informed.
- Old business
 - Concerns about parking on sidewalks – more specifically driveways that include sidewalks that, if blocked, cause people onto the streets. Need more focus on this.
 - 2026 annual dues – some received notices late because they were traveling. Informed them that the dues needed to be paid within 10 days.
- Adjournment
 - No more business – motion was made to adjourn by the President – seconded by 1st VP – no discussion – all in favor – meeting adjourned at 7:30pm