

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

The Minutes for the Board of Directors Meeting of June 9, 2026, 7pm, at 8700 Pavilion Drive, Hudson, are as follows:

- Call to Order at 7PM
- Pledge of Allegiance
- Roll Call
 - Inaki Alvarez President present
 - Richard Cinelli Vice President present
 - Annette Pellicano Vice President present
 - Scott Harrell Secretary present
 - Ken Simmons Treasurer not present
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by members of the Board
 - Note: signs need to be revitalized
- Minutes of Previous Meeting (May 2026 meeting)
 - Motion was made by IA to approve the May 2026 Minutes; seconded by RC. No discussion. Motion passed unanimously.
- Reports of Officers:
 - **Internet Access Agreements** – status provided by IA. Agreements approved by Legal. Motion made by IA to retroactively approve the signing of the documents so that they could be sent to the providers for countersignatures. This was completed. Motion seconded by SH, no discussion, Motion passed unanimously.
Received countersignature from Spectrum, waiting on same from Frontier.
Motion was made by IA to accept the countersigned documents. Motion seconded by SH, no discussion, Motion passed unanimously.
Note: once all countersigned documents are received – expect payments within 90 days.
 - **Golf Course Land – The Fairway** – status provided by AP.
All phases completed (clean up). All work that was planned has been completed. Now it is time to take a pause and see how best to proceed in the near future – this includes cost analysis. Still a lot of work to do as the clean up has exposed areas neglected since even before the golf course was closed. A member expressed concern about the quality of the walking path. Concern was noted/acknowledged – path was never a part of the clean up. Project for the future.

Repaving of the roads – AP continued – repaving project only includes the homes north of Hudson Ave – not those south of Hudson Ave. Currently researching (3 bids) the possibility of consolidating garbage services in order to reduce the number of trucks entering the community (damage concerns) – as well as the possibility of savings. Will share data on possible damage to the roads caused by garbage trucks. If we are able to consolidate service – each homeowner will contract directly with the preferred provider. Will set up a meeting with the preferred provider to get specifics of the contracts as well as to understand the best way to transition. According to Legal, HOA is not able to enter into a central contract nor is it allowed to provide exclusivity without a community vote. A member expressed concerns about road slopes in relation to potential flooding.

- QPM – status provided by IA. Situation / relationship with QPM continues to improve. E.g., amount overpaid in 2025 has been recovered in full. Additionally, collections of accounts receivable has also improved.
- Deed Restrictions Enforcement – status provided by AP, including parking enforcement and towing.
Parking enforcement is completed by the sheriff's office (random checks) of community streets.
Towing is done by a towing company (contract) initiated by an authorized call from a board member with a focus on the common areas plus violations of trailers, boats, oversized vehicles and the like. Will publish more info on the towing service.
Concern was expressed by neighbor on entering of a private property. Governing docs allow for correcting an issue (and billing the homeowner) if not resolved by the homeowner – e.g., unkept yards.
- 250 Years Celebration – status provided by IA – we did not get a sponsor – did not get a high school band – poor community response – so the celebration is cancelled.
- E-Voting – status provided by IA. We did not receive enough consents. Initiative is not moving forward – this also affects the amendments initiative.
- ARC Approvals – report provided by SH:
 - 9109 Tournament Drive – moving pergola – approved pending proper permits
 - 9408 Holnwon – new roof
 - 9035 Tournament Dr - new roof
 Motion made by IA to approve the above requests. Seconded by RC. No discussion, Motion passed unanimously.
- Finance – report provided by IA for April 2026. Report to be posted on website. Huge improvements in A/R. motion was made by IA to approve the April 2026 financial report. Seconded by AP. No discussion, Motion passed unanimously.
- Website Update – status provided by IA – new website is up – new code supporting the entire website. Cost of the update was \$300.
- Old business
 - Member asked that the results of the recent survey be published. Board agreed to publish on the website.
- New business
 - Member asked about absences by board members. IA responded that it is up to the board – up to the discretion of the board. Not automatic that 3 absences requires termination.
- Adjournment – motion was made by IA to adjourn. Seconded by SH. No discussion. Motion passed unanimously. Meeting was adjourned at 8:09pm.