

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

The Minutes for the Board of Directors Meeting, October 13, 2026, 7pm,
at 8700 Pavilion Drive, Hudson:

- Call to Order at 7:02PM
- Pledge of Allegiance
- Roll Call – Present:
 - Inaki Alvarez President
 - Annette Pellicano Vice President
 - Richard Cinelli Vice President
 - Scott Harrell Secretary
- President made a request to the Board – asked to make an adjustment to the agenda. Asked to introduce Tsimintia Tinatin who various board members have been meeting with and getting to know. Tina is a 5-year member of the community who owns 2 properties, moved from NYC.
- With the board's permission – IA made a motion to bring Tina in as a board member. Motion was seconded by AP, RC, no discussion. All voted in favor – Tina was brought into the board and took her seat at the table.
- Proof of Notice of Meeting (mass email, website and exterior signs)
 - Confirmed by the Board
- Minutes of Previous Meeting (September 2026 meeting) – motion was made by IA to approve the minutes of the September 2026 meeting. Seconded by RC. No discussion. All voted in favor – minutes approved.
- Reports of Officers:
 - Fall Yard Sale – AP confirmed the dates as Nov 13 and 14, 2026. Member Nancy C. mentioned the possibility for a group (Jericho Road) to come in right after the yard sale to pick up any and all unsold / unwanted furniture (except mattresses/box springs) at no charge. After some discussion – needs further research.
 - Internet Access Agreements – status
IA informed that the funds were received from both providers, Frontier and Spectrum. Checks have been deposited and process initiated to pay off our consultant TNCG. Next step would be to prepare corresponding balance sheet and income statement to show our CPA to see how best to handle the tax consequences. Receiving these funds will not impact non-profit status of the HOA.
 - Common Areas including The Fairway – status provided by AP. All 16 ponds are full of water – as they should be. Landscaper is focused on the flat areas until such time as the ponds dry up and then they will be able to go in with their equipment. We are learning how the “land behaves” in totality. We have completed 4 full cuts since taking over The Fairway. Note made of excessive weeds around the monuments.
AP reported that we had another visit and full walk through with the Forest Service. They confirmed that we are doing a good job in maintaining the land. No need for another sand-based fire path as the existing path and the ongoing maintenance of the land will suffice to mitigate risks of fire. Forest Service will consider if there are any other ways that they can support Fairway Oaks.

RC inquired about the possibility of reactivating the golf course sprinkler system. The entire system was closed and disconnected when the golf course was closed.

AP and IA informed about getting bids to repair the path. A couple of bids were received – some companies declined to submit. Most interesting submission came through the efforts of neighbor Cordeiro – company willing to do sectional repair work – i.e., do a section at a time = e.g., 10%, 20%. This could help with budgeting. Will try to set up a follow up meeting with this company.

AP inquired about the need to get community approval in order to repair the path? IA replied - most likely yes - need to confirm.

RC asked about the possibility of using non-asphalt synthetic materials? E.g. recycled old tires? Need to investigate.

- ARC Approvals – the following requests were presented by SH:
 - 9272 Water Hazard Dr – replace roof
 - 9269 Water Hazard Dr – repair screen enclosure
 - 14176 Faldo Crt – replace roof
 - 9434 Holnwon – repaint exterior
 - 14033 Pimberton Dr – garden reno – child allergies
 - 9016 Par Ct – install shed in back yard
 - 9016 Par Ct – repaint exterior

Motion was made by IA to approve all requests. Seconded by AP. No discussion. All approved.

- Finance – reports including Budget 2027 status

IA provided the monthly finance reports – balance sheet for August 2026 plus income statement.

IA also provided an update on the 2027 budget process – working meetings with QPM completed. Special budget meeting scheduled for Nov 10, 2026. No increase planned except for the rounding of dues – i.e., from \$257.79 to \$260. Such rounding to include all the commercial dues and will alleviate some of the confusion in the paying of dues. Background for not having an increase in dues – too many variables still not settled especially as it relates to the management of common areas. We are still learning the totality of land management. Couple this with the receipt of the special funds – such funds not classified yet – but knowing there is enough cash to cover any contingencies. 2027 budget will be a learning year.

- Old business – neighbor mentioned about updating the color schemes on the website. Effort supported by RC.
- Old business – parking situations. Good discussion on chronic neighbors – especially those who park on grass. Suggestion to create warning post cards. Suggestion made to add to the entrance signs. Possible use of stickers. Note made that the towing service is in effect but only as last resort.
- New business – AP mentioned of the need to repair sections of the perimeter wall and perhaps repaint.
- Adjournment – motion was made by IA to adjourn. Seconded by SH, RC. No further discussion. Motion passed. Meeting was adjourned at 8:14pm.