

MINUTES

Annual Meeting of the Fairway Townhome Owners Association

May 7, 2026, 6:30 p.m.

Introductions

The 2026 Annual Meeting of the Fairway Townhome Home Owners Association, held at Ten Mile Greens's Clubhouse, was opened by Martha Miles, Secretary, at 6:30 p.m. with greetings and a thank you to everyone in attendance.

A quorum was established with 30 households represented. Nikki and Vicky were introduced as the Fairway Townhome Home Owners Association representatives from Riverside Management, Inc. Nikki confirmed that a quorum was present and that the Fairway Townhome Home Owners Association business could be conducted.

Martha Miles introduced the Board members and thanked Mike Chrisman for his service. Current Board members are:

- Sue Peters, President
- Mike Chrisman, Vice-President
- Colleen Koci, Treasurer
- Martha Miles, Secretary
- Debbie Downey, Director at Large

Martha Miles reviewed the ground rules.

Debbie Downey welcomed the new homeowners who moved in to our community during the last year.

Martha Miles acknowledged and thanked our volunteers. New volunteers are always welcome. Anyone who is interested should contact a member of the Board.

Approval of Minutes

The minutes from the 2025 Annual Meeting were approved.

Motion to approve – Jean Schultz

2nd – Mike Munkres

All agreed

Financials

- All homeowners should have received the 2026 Fairway Townhome Home Owners Association Board approved budget. If homeowners have questions, they should contact Colleen Koci, Board Treasurer

Committee Reports

ACC/Landscaping/Maintenance

- Thanks to the ACC members: Mike Chrisman, Jim Nath, Mike Munkres, Tammy Heath, and Gail Gabbard.
- In 2025, all the townhomes were painted and the ACC inspected the townhomes after the painting was completed to ensure the criteria was met.
- The new ACC Chair is Mike Munkres.
- Mike Chrisman recognized Sue Peters for the work she did to ensure the problem trees on Teter were removed and the sidewalks were fixed. The Fairway Townhome Owners Association incurred no cost for this due to this being the responsibility of The Lakes at Cherry Lane based on a previous agreement that was made.
- Flourish Landscaping has turned on the sprinklers. Please do not change the settings or fix your sprinklers. Contact Sue Peters if there is an issue with your sprinklers.
- Flourish Landscaping is obtaining bids for repairing the sprinklers.
- Flourish Landscaping has started their landscaping services for the upcoming season. Sue Peters meets with Frank McSherry every Wednesday to discuss upcoming tasks and issues.
- We are now using Treasure Valley Tree for our tree maintenance, fertilizer, pest issues, and beetles in the Patio area. They will also be doing tree trimming in the next month or so. The trees in the park area have been trimmed.

- Bi-Annual Garage Sale

Due to the lack of homeowners participating in the Bi-Annual Garage Sale and the lack of a volunteer to coordinate the sale, the Board wanted to know if the homeowners wanted to discontinue the Bi-Annual Garage Sale. Per the Policy Guide, homeowners will still be able to have two garage sales per year. The form to request a garage sale is located in the Policy Guide.

A vote was taken and 20 people were in favor of discontinuing the Annual Garage Sale and 4 people were opposed to discontinuing it.

- Pole Lights

After spending money replacing the Little Light Houses, we knew the pole lights needed to be replaced also. The cross bars on all the pole lights have been replaced with new cross bars with new balls.

- Critter Control

The Treasure Valley is having issues with wild turkeys, bunnies, and rats. Sue Peters discussed the issues that these critters are causing. The Board has contacted the Idaho Department of Fish and Game and they said it is up to the residents to take care of them. It is important to take this seriously because these animals can cause damage and once these critters are introduced to an area, there is no easy fix.

What homeowners can do:

- Reduce food sources by keeping bird and pet food off of the ground outside, not feeding these critters, and cleaning up natural food sources such as crab apples, chokecherries, acorns, and fallen fruit.
- Stand your ground with wild turkeys, do not turn your back or retreat, make yourself look large: spread your arms, open your coat, be loud, clap, stomp.
- If you see bunnies in your yard, try to trap them or contact a pest control company to help.
- To keep rats away from your property:
 - Close your garage doors. If you leave them open for ventilation, especially at night, it is an invitation for rats.
 - Be careful if you use rat poisons. If the poison doesn't degrade quickly after consumption, poisons that stay in their body can also kill predators, like birds of prey and cats.
 - Contact a professional pest control company to take care of the rats.

What the Board has done:

- Contacted the Idaho Department of Fish and Game to determine what can be done.
- Researched what can be done to share with homeowners.
- Sent communication to homeowners and discussed this at the Annual Meeting.
- Been in contact with Treasure Valley Tree regarding trimming all trees that are overhanging or near overhanging the roofs.

Election of New Board Members

- The current board consists of Sue Peters, President; Mike Chrisman, Vice-President; Colleen Koci, Treasurer; Martha Miles, Secretary; and Debbie Downey, Director-at-Large.
- Mike Chrisman has vacated his Board position.
- Sue Peters and Martha Miles were on the ballot.
- Mary Goodby was nominated from the floor.
- A vote was taken and the homeowners elected Sue Peters, Martha Miles, and Mary Goodby for two-year terms.
- After the Annual Meeting adjourned, the Board assigned the offices as follows:
 - Sue Peters, President
 - Martha Miles, Secretary
 - Colleen Koci, Treasurer
 - Debra Downey, Director-at-Large
 - Mary Goodby, Director-at-Large

Meeting was adjourned at 7:15 p.m.

Minutes submitted by Martha Miles, Board Secretary