

**The View at Fairways  
Open Session Minutes  
The Plains Golf Course Club House  
November 13, 2025**

**Call to Order:** Ethan Smith - President, called the meeting to order at 6:00pm. Board Members in Attendance: Ethan Smith - President, Patti Dean - Vice President, Kory Kolterman - Treasurer, Kenlyn Mackey - Secretary, Doug Helsing, Mark Sanger and Jennifer Allen. Absent: Jacquie Holloway.

**Ethan Smith:**

- Neighborhood Community Cleanup Day was on May 17, 2025. Good turnout and productive! We will most likely continue this.
- Discussion re wood fence along Melville. Keep or ?. Does create somewhat of a barrier between road, esp. important with increased traffic (both pedestrian and cars) anticipated with new park.
- Big thank you for Jack Gillingham for all the work he and his crew did for our new rock bed along east side of West Terrace. Cost us about \$1,500 (other bids were quoting us three times as much). Discussion regarding a thank you for Jack. Jennifer Allen will investigate the bench idea.
- Discussion re our landscape company, Greenscape. Pleased with their work? Overall yes. Will make a note to have Greenscape trim the bushes on west side of West Terrace earlier in year (April?) so as not to kill them.
- Noted that the nice paved walking path along Melville was gifted by the County; this saved our HOA quite a bit of money

**Kory Kolterman:**

- Kory shared that the HOA currently has \$27,000 in checking and savings. Kory states we are right in line with budget. We currently have one overdue HOA dues fee and one homeowner who accidentally paid twice.
- We do expect some savings in our water bill with the reduction of watering along Melville this year.

**Discussion regarding lighting:**

- It was noted that four street lights are currently out or not working properly. Avista will repair for free.
- Discussion re solar lights along Melville and at our entrance.

**Sunshine Committee:** *(Korey spoke about the Sunshine Committee)*

- Sunshine Committee has been busy with five new homeowners in 2025. New homeowners are greeted by the committee and given a carving board and/or plant.
- Sunshine Committee also planned a well-attended Easter Egg hunt, a Summer BBQ and Snowperson building competition. Coming up: Holiday Light competition. Judges will be walking around the neighborhood on December 15, 2025. The winner will receive a small sign to place in their yard until the end of December (thank you Perry Dustin for making the sign for us!). It was noted that signs are against our HOA rules; a quick vote was taken and approved to have this Holiday Light Winner sign as long as it is taken down at end of year (it will be reusable).

#### **Architectural Committee:**

- The Architectural Committee notes will be attached to these minutes
- Doug Helsing will be selling his home and leaving us in the spring (thank you Doug for your legal mind and balanced perspective). This will bring the Architectural Committee down to seven members (which may be helpful if we have a tie vote).

#### **Open Forum:**

- Concerns brought forth about speeding traffic on West Terrace and Kite Drive, esp. with increased traffic and the recently opened park. Do we post a sign with the speed limit? Solar powered speed signs? Speed bumps would not be approved. It was noted our adjacent neighborhood posted "Neighbors Drive 25" signs. Is there grant money for a sidewalk along Kite Drive? Any ideas on the county website? Several members will investigate and report back.
- Noted that Couple's Lane looks much better. Weeds/grass cut and fence improvements.

#### **Adjournment**

- Ethan Smith adjourned the meeting at 7:25pm.

Respectfully submitted by:

Kenlyn Mackey

Secretary

The View at Fairways HOA

## 2025 HOA Annual Board Meeting AC Report

The members of the Architectural Committee (AC) are appointed by the board for the purpose of approving any additions/changes to architectural plans and/or landscaping plans on any lot within The View at Fairways HOA. In July of 2025, the Board took over these duties and effectively became the AC.

Below are the projects that have been approved/proposed since the 2024 Annual Meeting:

- 1) 9715 W Masters Ln (Mark and Linda Sanger) – new white, vinyl fence – approved and completed
- 2) 8434 S Couples Ln. (Joshua and Michelle Sutton) – new grey, vinyl fence and add pergola – approved and completed
- 3) 8420 S Couples Ln. (Carson and Rachelle Jones) – new grey, vinyl fence – approved and completed
- 4) 9708 W Champion Ln (Woody and Bonnie Horn) – remove some concrete around pool and replace back fence/gate – approved and completed
- 5) 9521 W Kite Dr. (Kenlyn and Robert Mackey) – replace back fence with vinyl – approved and completed
- 6) 9503 W. Kite Dr. (Kendra Kendall) – new vinyl fence – approved and completed
- 7) 9706 W Masters Ln (Chase and Amanda Rollers) – new white, vinyl fence – approved and completed
- 8) 8101 S West Terrace Dr. (Max Kiselev) – new home construction – approved and in-process
- 9) 8408 S Couples Ln (Doug Helsing) – new brown, vinyl fence – approved and completed
- 10) 9719 W Champion Ln (Gary Stoughton) – new awning attached to house for boat – 30-day rule – completed