

The Fairways @ Fieldcreek Ranch Property Owners Association

MINUTES FOR FIRST QUARTERLY BOARD MEETING
WEDNESDAY, MARCH 26, 2003, 3:00 P.M.
Held @ PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 110, RENO, NV 89502

MINUTES



Call Meeting to Order and Roll Call – President Filiberto Ferroni called the meeting to order at 3:10 PM. Other Board Member in attendance was Karen Ferroni. Rinaldo Bullentini was unable to attend. Two homeowners and Lois Kidder, Community Association Manager, were also in attendance.

Open Discussion: In consideration of time, this is a period limited to three (3) minutes per Homeowner.

The Open Discussion Session consisted of the following comments:

- ✓ There are a few non-compliance issues with the builders of new homes, including the alteration of drainage, removal of dirt and boulders and general clean up that is needed.

There being no further comments, Open Discussion was closed for the regular business of the Association.

1. Approval of Meeting Minutes

Review & Approve Minutes of 2002

---Action Item

The October 16th and the December 4th 2002 minutes were reviewed by the Board and Karen Ferroni made a motion to accept the minutes as written. The motion was seconded and passed unanimously. The minutes were approved and signed by a Board Member.

2. Approval of Current Financials

Review of Financial Report

---Action Item

The Board reviewed the financial report and Filiberto Ferroni made a motion to accept the minutes as written. The motion was seconded and passed unanimously. The minutes were approved and signed by a Board Member.

3. New Business

---Action Item

Signage – The need for improved signage was approved, with management to order three (3) 25 MPH signs and a sandblasted stone saying, "PRIVATE PROPERTY".

Electrical Repairs – It was agreed that the GFI be installed at the front gate.

Painting Bids for Gate – Management stated that a bid had been received to paint the gate for about seven hundred dollars. The Board agreed that painting for the gate should not cost more than one thousand dollars (\$1000.00).

All three (3) above items were approved with Filiberto Ferroni making a motion to accept as discussed. The motion was seconded and passed unanimously.

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)

4. Old Business – Property Manager’s Report

—Action Item

Construction Progress

- ✓ After brief discussion regarding the poor condition the builders are leaving the lots in, it was decided that a flyer would be sent as soon as possible to all owners of the lots that all lots must be cleaned immediately to avoid stiff fines.

Entrance Gate Operation discussion of closing

- ✓ The gate closing has not been working properly and the fence company is on notice.

Fieldcreek Master Association – Invitation for Members to attend Fieldcreek Meetings

- ✓ Fieldcreek Ranch Master Association would like this Association’s members to attend and wished to pass on that they are welcome to attend any of the Master Association’s events.

The above items were presented by management and discussed by the Board for action.

All above items were approved with Filiberto Ferroni making a motion to accept as discussed.

The motion was seconded and passed unanimously.

5. Schedule 2nd Quarterly Board meeting – The next meeting for the second quarter was set for May or June.

ADJOURNMENT -- The meeting was adjourned at 3:30 PM.

Respectfully submitted by Lois Kidder, Community Association Manager

Approved: _____

Date: _____

Board Member’s Signature

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