

The Fairways @ Fieldcreek Ranch Property Owners Association

THIRD

MINUTES FOR ~~SECOND~~ QUARTERLY BOARD MEETING
WEDNESDAY, JULY 14, 2004, 5:30 P.M.

Held @ PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 110, RENO, NV 89502

MINUTES



Call Meeting to Order and Roll Call – President Rinaldo Bullentini called the meeting to order at 5:35 PM. Other Board Members in attendance were Jim Manly and Jim Gaskill. Homeowners in attendance were Gary Tavernetti, James Ringer, Gene Yup, Rita Eissmann and Alex Bullentini. Also in attendance were Nona Perry and Mary Holman from Premier Properties and Mary Jo Betterley from Better Reserves.

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:

- Gary Tavernetti said he hadn't written the letter about the development going in to the east of Fairways yet. He said the map has already been approved with no conditions allowed now. He felt it was too late for a letter to help.
- Jim Gastill said that he had attended the meeting with the mayor regarding the development and they said the study had already been done and the traffic study had already been adopted.
- James Pinger spoke about a letter he had sent to the association concerning the first lot into the Fairways being sold by Ferroni on the right of the gate. He said it was not a part of the Fairways Association plot map and was wondering how it would be handled when it sold.
- Dr. Gene Yup said in reference to the development going in to the east, that he thought they should not touch the burms and they should tone down any light used there.

I. Appointment of new Board Members

Three people had sent in applications to be on the Board of Directors by appointment. They were James Pinger, Rita Eissmann and Jack Angaran. After discussion, the board appointed Rita Eissmann and James Pinger, both in attendance.

II. Approval of Meeting Minutes

Review & Approve April 2004 Minutes

The April, 2004 minutes were reviewed by the Board and Jim Gaskill made a motion to accept the minutes as written. Jim Manly seconded. Approved.

III. Acceptance of Current Financials

Review of Financial Report- April, May and June 2004

Treasurer, Jim Manly reviewed the financials and mentioned his items of concern. With reference to the annual budget, he felt that the association had overspent in legal fees and insurance. He was concerned that the insurance had been paid for in a lump sum instead of over a twelve-month period. He advised that next time, all insurances be paid on a monthly basis. *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.)*

basis. He said there had been extra maintenance on the gate this year. He motioned that the Financials be approved. Jim Gaskill seconded. Approved.

IV. New Business

1. Reserve Study

Mary Jo Betterly from Better Reserve Consultants spoke about her company. She said she and her husband were licensed in the state of Nevada and had been in the business for two years. She presented a Reserve Study done for Fairways HOA and said it was in the preliminary stage. She went over the study and said the biggest landscape const is usually the backflow prevention system when it breaks. She asked who was the original asphalt contractor. The Board asked Nona to call Ferroni and ask. Mary Jo said she would ask reliable people involved to give input on actual costs. She said she would attempt to get all the information she needed and on actual original costs and revise the study for the next meeting.

2. Road Reserves: Jim Gaskill

Jim Gaskill reported that he had done an extensive study on bids he had received from different engineering companies to test the existing road to determine when new seal would be needed and the costs involved. He said one company-Converse Asphalt Consultants, was willing to consult on the street repairs needed and the time frame. Rita Eissmann suggested that the project be tabled because of the costs involved. Rinaldo Bulentinni motioned to postpone any decision pending further information. Rita seconded. Approved. Jim Gaskill asked Rinaldo for permission to write a letter to Converse explaining the decision to hold off on the project. Gary Tavernetti volunteered to look into getting further information on the existing roads.

V. Old Business

1. Update on Disassociation from Fieldcreek

Jim Manly summarized that Fieldcreek was part of the original Fieldcreek development. He said the Ferroni decided to break it off as a private gated area. Fieldcreek didn't want to do this because they would lose a source of revenue. He said it was actually written into the revised Fieldcreek CC&R's in 2002 to include perpetual fees to Fieldcreek from the Fairways. His biggest concern regarding this was that the revised Fieldcreek CC&R's read "periodic and **special** assessments". He felt this was open ended and posed a possible unknown future monetary burden on the Fairways homeowners. Jim Gaskill asked if the CC&R's explained what Fieldcreek used the Dues from Fairways homeowners for and Jim Manly said they did not have to. He did say they had asked their Fairways attorney to get a line item report if possible for the \$9600.00 per year paid to Fieldcreek. Rita Eissmann asked what the current Fieldcreek HOA Board of Directors wanted. Dr. Yup said he was under the impression the Board was willing to dissolve the association with Fairways, but Bob Canter, a past Board member of Fieldcreek was the reason the dues still exist. Rinaldo Bulentinni felt that the next step was to get Steve Wenzel, the Fairways attorney and Ferroni to meet with the Fairways Board members to decide how to get out of paying these fees to Fieldcreek once and for all. Rinaldo motioned to set up this meeting. Jim Gaskill seconded. Approved.

2. Speeding within the Fairways

Rinaldo suggested they look into installing speed bumps. He wanted to know if the Board wanted to investigate both permanent and portable speed bumps as speed deterrents. He said there had been speed limit signs but they had been torn down and stolen in the past. Rinaldo motioned to get more information on speed bumps. Rita seconded. Approved.

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3. Gate agreement

A representative from Artistic Fence had been invited to the meeting to discuss the gate operation, but could not make the meeting. It was suggested that an understandable explanation of the gate and the gate codes needed to go out to the homeowners in the Fairways with the next agenda.

4. As a final note, Mary Holman, from Premier Properties, suggested a transition committee was needed as the association moves away from the developer. Rinaldo agreed. Jim Manly, Rita Eissmann and Jim Pinger volunteered to be on this committee.

VI. Schedule 4th Quarter Board meeting -- The next meeting is the Annual Meeting and Budget ratification and is scheduled for October 20, 2004. A Budget meeting for the Finance Committee is tentatively scheduled for September 8, 2004.

VII. Adjournment

The meeting was adjourned to Executive Session at 8:30 PM.

Respectfully submitted by Nona Perry, Premier Properties

Approved: _____ Date: _____
Board Member's Signature

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