

November 11, 2009

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

4th Quarter Board of Directors Meeting Annual Meeting - Election of Officers Organizational Meeting of New Board

Meetings followed in succession.

Wednesday, November 11, 2009 at 6 p.m.

4th Quarter Board of Directors Meeting

Minutes

Actions Taken This Meeting

Approval of Minutes – 8/12/2009	Unanimous
Acceptance of Financials thru 9/30/2009	Unanimous
Board Approval of 2010 Budget	Unanimous
Review and Renewal of Insurance/Liability & D&O	Unanimous
Adoption of policy for “Collection of Assessments” in accordance with SB 204	Unanimous
Adoption of policy for “Collection of Fines” in accordance with SB 204.	Unanimous
Review and Approval of Snow Removal Contract	Unanimous
Subject to Rita Eissmann and Jim Manly review of questions – lead time – notification – insurance.	Unanimous
Transmitter Deposit – No Action Taken	No Action
Minutes from 2008 Annual Meeting	Tabled for lack of quorum.
Jim Manly and Larry Morasse will join incumbents Rita Eissmann, Robert Devin and Jack Angaran.	Elected
Officers for New Board to retain existing Board Positions	Unanimous

6:02 p.m. Call Meeting to Order

Roll Call: Rita Eissmann, Robert Devin, Jack Angaran, Larry Morasse

]Absent: Jim Manly Owner Present: Jeff Houston

Open Discussion - None

Business Meeting

Approval of Minutes – August 12, 2009

Motion: Rita Eissmann Second: Robert Devin Unanimous

Financial Report/ Acceptance – September 30, 2009

Bank statements and detailed financials were reviewed.

Motion: Rita Eissmann Second: Robert Devin Unanimous

Management Report/A`La Carte – A`La Carte reported that due to the changes made by the legislature this year, the mailing to the membership for ratification of the Board approved budget will be approximately 12 pages. In addition, the annual report at the end of the year will also encompass some of the same documents. Two signatures will be required on all checks with the exception of transfers to reserves.

New Business

November 11, 2009

Board Approval of 2010 Budget

The figures were reviewed and discussed.

Motion: Robert Devin Second: Jack Angaran Unanimous

Review and Renewal of Insurance/Liability & D&O

Motion: Jack Angaran Second: Larry Morasse Unanimous

Adoption of policy for “Collection of Assessments” in accordance with SB 204

Motion: Rita Eissmann Second: Jack Angaran Unanimous

Adoption of policy for “Collection of Fines” in accordance with SB 204.

Motion: Robert Devin Second: Larry Morasse Unanimous

Review and Approval of Snow Removal Contract

Subject to Rita Eissmann and Jim Manly review of questions – lead time – notification – insurance.

There was discussion on the meaning of “practicable” when determining when to bid projects and when to renew. “There was a discussion of the meaning of “practicable” contained in the law requiring the Board to obtain three bids where practicable. Jack Angaran said the Board should read the word “practicable” in its common sense meaning, using as an example the situation where bids were available from multiple contractors.”

Motion: Larry Morasse Second: Jack Angaran Unanimous

Transmitter Deposit – No Action Taken

Member Correspondence – None - Mr. Houston was thanked for his attendance.

Adjournment:

Motion: Rita Eissmann Second: Robert Devin Unanimous

Next Meeting: November 25th, 2009 – Homeowner Ratification of 2010 Board Approved Budget

Open Discussion - None

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ANNUAL HOMEOWNERS MEETING

Minutes

Call Meeting to Order

Roll Call: Rita Eissmann, Robert Devin, Jack Angaran, Larry Morasse

Absent: Jim Manly

Open Discussion - None

Business Meeting

New Business - None

Member Correspondence – None

Minutes from 2008 Tabled for lack of quorum.

Adjournment:

Motion: Rita Eissmann Second: Robert Devin Unanimous

Next Meeting: November of 2010

Open Discussion - None

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ELECTION OF OFFICERS

Minutes

Call Meeting to Order

Roll Call: Rita Eissmann, Robert Devin, Jack Angaran, Larry Morasse

]Absent: Jim Manly

Open Discussion - None

November 11, 2009

Business

- **Opening/Separation of Envelopes**
- **Counting of Ballots**
- **Election Results**
 - **Jim Manly 15 – Larry Morasse 16**

Jim Manly and Larry Morasse will join incumbents Rita Eissmann, Robert Devin and Jack Angaran.

Open Discussion - None

Adjournment:

Motion: Robert Devin

Second: Larry Morasse

Unanimous

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ORGANIZATIONAL MEETING OF NEW BOARD

Minutes

Call Meeting to Order

Roll Call: Rita Eissmann, Robert Devin, Jack Angaran, Larry Morasse

]Absent: Jim Manly

Open Discussion - None

Business Meeting

- **Choice/Nomination of Offices for New Board - To retain existing Board Positions**
- **Jack Angaran stated that decisions of the Board are made by the board as a whole.**

Motion: Jack Angaran

Second: Larry Morasse

Unanimous

Open Discussion - None

Adjournment:

Motion: Robert Devin

Second: Larry Morasse

Unanimous

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

Professionally Managed by: A`La Carte Association Management, LLC

1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502

(775) 824-0777 A`La Carte • (775) 824-0778 Fax

sharon@alacartemanagement.com