

FAIRWAYS AT FIELDCREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
July 28, 2015 – Approved 10-12-15
Terra West Management Services
10651 Professional Circle, Suite A
Reno, NV 89521

Board Members Present

Mike Vonada	- President	Kathy Braband	- Secretary
Lisa Martin	- Treasurer	Jim Beach	- Director
Gary Fornfeist	- Vice President		

Others Present

Holly Bullock, CAM	Terra West Management Services
Supervising Community Manager	

Owners Present

There were three (3) homeowners in attendance. Sign in sheet on file.

In accordance with NRS116 requirements the meeting is being recorded.

Note: Before and after this meeting the Board met in Executive Session to review delinquencies, violations & legal issues.

I. Establishment of Quorum and Call to Order

A quorum was established with all Board Members' in attendance. The meeting was called to order at 2:30 pm by Board President, Mike Vonada.

II. Homeowners' Forum regarding agenda items:

There were no homeowner comments made at this time.

III. Committee Interviews:

The Board of Directors held separate interviews with each interested Candidate. Three of the candidates were present for their interviews with the Board.

Kathy Angaran interviewed with the Board and responded to the questions the Board posed regarding her interests in serving on the Architectural Committee. Mrs. Angaran noted that she has resided in the community for 11 years; she would be willing to serve as an Alternate. She noted she has a background in reading blue prints and is familiar with trend designs due to her 20 years in custom home construction. The Board asked about her familiarity with the Association's web site and CC&R's which she responded that she has general knowledge of them. Mrs. Angaran departed from the meeting.

The Board held a brief discussion regarding the interview.

Monte Meredith interviewed for the Architectural Committee position and responded to the Board's questions regarding the position and its requirements. Mr. Meredith noted he has a life-long construction background and could be an objective Committee member. Mr. Meredith noted that he has served as an Alternate Committee Member in the past. He noted his familiarity with making informed decisions and feels the CC&R's have too many loop hole. He noted that he's familiar with the Association's documents. He noted his purpose would be to serve for the overall good of the community. Mr. Meredith departed from the meeting.

Jeanne Fornfeist interviewed with the Board. She noted that she was familiar with the CC&R's and the architectural process. She stated that she'd support consistent standards for the ARC, Compliance Guidelines and the CC&R's when making decisions. She noted her preference would be to serve as a full time Committee member and that she'd be a wonderful choice for the committee as she is very concerned about the community and is able to talk with owners

about issues and working towards resolutions. She noted her concern with the position with Gary being on the Board. It was noted that it was not an issue as far as the Board was concerned as there have been other situation that did not affect the committee. The Board thanked Jeanne for attending.

The Board held discussion regarding the interviews and commented on each person's strengths and abilities to serve on the Committee. Upon discussion, K. Braband moved to approve the following appointments to the Architectural Committee: Chris Shay and Jeanne Fornfeist will serve as ARC Members and Monte Meredith as an Alternate. J. Beach seconded the motion and the motion carried unanimously.

M. Vonada noted he would like to have a meeting with the Committee Members to outline the Board's expectations. The Board discussed establishing a Charter for the Architectural Committee to outline their duties. Management was requested to send this on to the Board for review. Discussion ensued with regard to Committee communications to owners, K. Braband noted her experience that was prior to the current committee.

IV. Homeowners' Forum regarding agenda items:

J. Beach noted an issue with an owner's boat that is stored by their garage. He noted there was an ongoing issue with another resident that parked a trailer in their driveway behind their truck. He noted this had been brought to Management's attention several times. K. Braband noted that there is a boat behind a fence down Silver Wolf that was given a variance. Discussion was held regarding the CC&R's on trailers being allowed for 24 period but not for more than five days in a 30 day period. M. Vonada noted that 24 hours is difficult to load/unload and clean up an RV. The Board may want to consider a Rule to allow for an extension of time to allow for this. The Board will consider this at a future meeting.

Management advised the Board of an owner to hold the gates open for a family event. The Board noted if there are such requests that Management needed to notify the Board and could hold the gates open.

Management noted she had information from Triumph Electric to send to Jeff Houston to contact them about the lighting project.

M. Vonada noted he has asked Management about the 2016 Reserve Study. Management noted there is another community that the Board may want to check out the gates at Saddle Ridge for the type of gate operators that may be a better fit for Fairways.

L. Martin noted she was working on the 2016 budget and in 2015 there are funds budgeted for the street work. She noted in the 2016 budget the funds are not reflected there. The Board will need to approve the budget in October and address funds for the project. Management noted the Ombudsman's office for their fees which would be \$5.00. L. Martin noted she had asked and was advised it would be \$4.25. This may be addressed at the TWMS Legislative Update workshop next week.

V. Adjournment

With no further business to be discussed, L. Martin moved to adjourn, seconded by G. Fornfeist. The meeting was adjourned at 3:52 pm.

Respectfully submitted by:

Approved by:

Holly Bullock, Community Manager
Terra West Management Services

Fairways At Fieldcreek HOA
Board Member