

**The Fairways at Fieldcreek Ranch  
Board of Directors Meeting  
January 28, 2019**

**Board Present**

Jack Angaran – President  
Tom Duncan – Vice President  
Laura Miceli - Treasurer  
Victoria Kahn – Director  
Jennifer Rogers Markwell – Secretary

**Management**

Gary Kenyon – Supr. CAM

**Membership**

List on File

**1. Call to Order/Roll Call**

Board President, Jack Angaran, called the meeting to order at 6:05 pm. With five Board Members present a quorum was established.

**2. Members Open Forum - Agenda Items**

None of the Membership had any input or comments at this time.

**3. Presidents Report**

Jack Angaran stated that the Association is doing great and projects are getting finished and more changes are coming to the community gate entry soon.

**4. Approval of Minutes – November 26, 2018**

The Board of Directors reviewed the minutes from November 26, 2018. It was noted that Dean Marcoccia was missing from the portion of the minutes that discussed which owners of the Membership will be added to the ARC. *Jennifer Rogers Markwell made a motion to approve the November 26, 2018 meeting minutes as corrected. Jack Angaran seconded the motion. The motion carried with a vote of all in favor.*

**5. Financial Reports**

**A. Review of Reports – through November 2018**

Board Treasurer, Laura Miceli, reported that financials have been received through November 2018 with Bank Statements attached. It was stated that there is \$220,778.87 in the Operating Account and \$380,871.57 in the Reserve Account with Total Assets in the amount of \$614,844.86. Laura Miceli asked Management to check on an invoice from Arbor Pros that was reported as past due. Manager, Gary Kenyon, stated that he will check with Arbor Pros for any payments that have not been received. Board President, Jack Angaran, stated that he would like vendors paid promptly in order to continue good working relationships. *Victoria Kahn made a motion to approve the financials through November 2018 subject to the year end audit and review. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.*

**B. Review of Bank Statements**

The Board received the Bank Statements through November 2018.

**6. Old Business**

**A. Asphalt Crack Seal - Update**

Board President, Jack Angaran, stated that the project was very successful and everyone did a good job. The plan moving forward is to have the crack sealing done every two years.

**B. Traffic Logix Speed Radar Sign - Update**

Member of the Landscape Committee, Jeff Houston, stated that the Traffic Logix sign has been purchased, but will take a few weeks to be delivered. The next step is the electrical work and the best option is to place the sign on the northwest corner of 12840 Silver Wolf. NV Energy will pull wire through existing conduit and then the HOA will have to install it into an electrical chest box. The project has been stalled because a total of eleven vendors have been contacted and only two have given a solid quote and some gave a verbal quote. Kathy Braband suggested talking to Enhanced Electrical and stated that she would be willing to help as she knows the owner of the company. Jack Angaran asked how long the project was going to take. Jeff Houston responded that the project should take more than two days at most since it only entails some minimal digging and wire installation. Jeff Houston asked if the Board of Directors could approve an amount of money not to exceed so that the project can move forward and not be delayed by having to wait for a Board Meeting. Jack Angaran asked his fellow Board Members if they were okay with a limit not to exceed. Victoria Kahn suggested the amount of two thousand dollars. ***Laura Miceli made a motion to allow Jeff Houston to spend up to two thousand dollars as the total amount of the project. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.*** Jeff Houston stated that permit fees are included in that price and Brian with Green Things will be installing the post. The Board of Directors asked Management to purchase a sign that states "Speed Enforced by Radar".

**C. Pedestrian Gate Addition - Update**

Jeff Houston reported that the fence work is complete and the gate has been ordered. It was decided that the pedestrian gate would remain locked and installation of a key pad to open the exit gate would be the best fit for the community. Jeff Houston provided the Board of Directors with two quotes from Community Access Systems to install either a numeric key pad or key fob entry system. The cost of the numeric key pad system with installation totaled \$1,965.74 and the cost of the key fob entry system totaled \$2,097.65. ***Jack Angaran made a motion to approve the key pad entry system in the amount of \$1,965.74. Victoria Kahn seconded the motion. The motion carried with a vote of all in favor.***

**New Business**

**A. Entry Gate Code Changes for all Owners**

Jack Angaran stated that it's time to change all owner entry gate codes for vehicles that access the community and the goal is to have Management send out a letter to owners notifying them that gate codes will be deleted and new gate codes must be received by a certain date. A letter will be sent out via email and post mail thirty days prior to the change and then again fifteen days prior to the change. ***Victoria Kahn made a motion to have Management send out a thirty-day notice via email, post mail, and text message that all codes will be deleted and provide each owner with their new code. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.***

**B. Review & Adjustment of Committee Volunteer Appointments**

Jack Angaran stated that he really likes all of the committees that are in place, but would like more participation from the owners that are not part of a committee. Management stated that the best way to recruit new owners on committees is to solicit to the owners that attend Board Meetings and ask them if they would like to volunteer. Jack Angaran asked the owners attending the Board Meeting if any of them that are not on committees would like to volunteer for any committee in the community. No owners wished to volunteer at this time.

**C. Neighborhood Watch**

The Board of Directors discussed putting together a neighborhood watch in the community. Laura Miceli stated that it is the same thing that everyone has had before and present brochures for review. Jack Angaran stated that he would like to have a system in place to report a problem and give warning. Victoria Kahn stated that you would also have to have two meetings a year for the neighborhood watch. Management stated that they have the ability to send out emergency text messages if needed. The Board of Directors asked management to put HOA Directory and Ring Doorbell on the next agenda.

**7. Management Report**

**A. Executive Session Report**

Gary Kenyon reported that in the last executive session the Board approved the minutes, reviewed delinquencies and discussed violations. The appropriate action was taken per NRS116, Collection Policy and Governing Documents.

8. Correspondence

There was no correspondence to discuss at this time.

9. Membership Open Forum

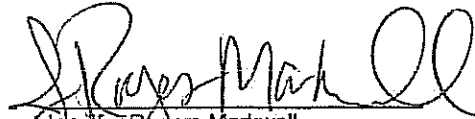
The Board of Directors decided that the next Board Meeting will be held April 11, 2019 at 6:00pm located at the Wolf Run Golf Course. Jack Angaran stated that he didn't like how everyone was limited to three minutes in the past so invites any owners to open up to any discussion item they may have regarding the community. Kathy Braband thanked Jack Angaran and stated that she thinks hosting meetings this way makes owners feel welcome to attend the Board Meetings. The Membership asked Management to talk to the owners of the lots that are under construction to be more proactive about cleaning up the asphalt when a lot of dirt is tracked into the street. The Membership also asked that the snow plowing of the streets have a wider clearance and that snow berms be watched so they are not blocking in driveways.

10. Adjournment

There being no further business to discuss at this time, *Jack Angaran adjourned the meeting at 7:31 pm.*

Respectfully Submitted,

  
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Gary Kenyon, Supr. CAM  
Recording Secretary

  
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Jennifer Rogers Markwell  
Board Representative