The Fairways at Fieldcreek Ranch
Board of Directors Meeting
July 22, 2026

Board Members
Norm Kelly – President
Gretchen Swope – Vice President
Vince Craig – Secretary
Michael Fackelmann – Treasurer
Jeff Houston – Director

Management
Jeannie Redinger – SUPR. CAM

Membership
List on File

1. **Call to Order/Roll Call**
   Board President Norm Kelly called the meeting to order at 3:00 pm. With all of the Board members present, a quorum was established. The meeting was held at Raley's conference room on Wedge Parkway.

2. **Members Open Forum - Agenda Items**
   None

3. **Approval of Minutes**
   Jeff Houston made a motion to approve the April 22, 2026, meeting minutes as written. Michael Fackelmann seconded the motion. The motion carried unanimously.

4. **Financial Reports**
   Michael Fackelmann made a motion to accept the financials for audit through June, 2026, as submitted. Gretchen Swope seconded the motion. Motion carried unanimously.

5. **Committee Reports**
   A. **Gate & Landscaping Committee**
      Jeff Houston reported to the Board that the following items have been completed:
      - Seasonal flowers at entry gate have been replaced
      - Dead pine tree in west greenbelt has been removed
      - Pedestrian keypad at exit gate is intermittently failing and will be replaced
      - New internet service at the gate is working great
      - WCSO is continuing to have problems obtaining entry using Click2Enter
      - Gate quarterly preventative maintenance was completed
      - Committee is looking into updating landscaping in the exit median
      - Tom Swope will be optimizing lighting in entry gate

   B. **Road Committee**
      Vince Craig reported to the Board that road crack fill needs to be done this fall and installation of levelers will begin on August 4, 2026

   C. **Architectural Committee**
      Gretchen Swope reported that there has only been one submittal received.

   D. **Website Committee**
      Jeff Houston reported to the Board that ARC Tracker is working smoothly.

6. **Unfinished Business**
   - A. **Report of Action taken Between Meetings by the Board**
     - ➢ Appointment of Architectural Committee Member and Acting Chair
       Jeff Houston reported that Dean Marcoccia was appointed on May 23, 2026, as a permanent Committee member and as the acting chair for a submittal where the current Committee chair is recused.
     - ➢ Approval of Quote from Mobile Welding & Trailer Repair
       Vince Craig reported that the quote from Mobile Welding & Trailer Repairs for drilling manhole covers and utility caps was approved to install levelers.
   - B. **Discussion Regarding CDs & Rollovers**
     Michael Fackelmann reported that there are CDs that are renewing at lower interest rates
   - C. **Update on Detention Pond Access & Silt Removal**
     Jeff Houston reported that committee members have a meeting scheduled with an excavation contractor to assess alternative access routes to the detention pond and Public Utility, Equestrian & Pedestrian easement through existing landscaping in the east greenbelt given the lack of other reasonable alternatives.
   - D. **Update on Drainage Ditch Restoration Projects and Repair of Leaking Ditch**
     Jeff Houston reported that committee members have a meeting scheduled with an excavation contractor to repair the leaking drainage ditch (abutting Lot 17). Further drainage ditch restoration projects are on hold until access issues can be resolved for the last unrestored Silver Wolf Road East Drainage Ditch segment.
   - E. **Update on Storage Pad & TMWA Easement Projects**
     Jeff Houston reported that after over a year of discussion and delays, Padovan Consulting was unable to obtain approval from TMWA for their originally proposed easement outside the well site north fence to provide unrestricted permanent access to the Public Utility, Equestrian and Pedestrian Easement in exchange for the association paying to correct TMWA's existing water runoff problem between their parcel and Lot 2. Now proposed is a restricted access route through the TMWA fenced well site that would require security background checks for anyone using the route, the association to pay for nearly $5,000 in fencing modifications, the association to still pay to correct TMWA's water runoff problem, and a licensing agreement that ceases upon the earlier of July 15, 2030, or fifteen days written notice. Jeff Houston made a motion to terminate the consulting contract with Padovan Consulting, seconded by Gretchen Swope. Motion carried unanimously. Discussion of Storage Pad was tabled.
   - F. **Review Status of Any Pending Legal Action – Case No. 25-042**
     Nothing at this time
   - G. **Update of Manhole & Utility Cap Levelers and Failure of Contractor to Complete Installation**
     Vince Craig reported that Abart Industries has not been cooperating with him regarding the installation and replacement of damaged product.
   - H. **Update on Repair of Gate Maglocks**
     Norm Kelly reported that he still working on researching repair of the maglocks.
   - I. **Update on Repainting of Front Gates**
     Norm Kelly reported that he had received on bid, which he emailed to the Board and will have a second bid next week. Jeff Houston made a motion to approve Norm approving one of the proposals for up to $4,000 for repainting the front gates, Michael Fackelmann second the motion. Motion carried unanimously.

7. **New Business**
   - A. **Update on Control Box Purchase for Front Gate using VoIP Internet Connection**
     Jeff Houston and Norm Kelly are putting together an order for all the parts that they need for the gate maglock repair, keypad replacement and VoIP upgrade.
   - B. **Discussion & Approval of 2027 Reserve Update**
     Jeff Houston made a motion to approve the proposal submitted by Resource 1, seconded by Michael Fackelmann. Motion carried unanimously.
   - C. **Discussion & Approval of 2025 Draft Audit**
     Michael Fackelmann made a motion to approve the 2025 Draft Audit as submitted, seconded by Jeff Houston. Motion carried unanimously.
   - D. **Discussion & Approval of Quote from Sierra Gate & Control of Maglocks**
     Proposal for $3,912.80 was not approved by the Board.
   - E. **Ratification of Interim Appointment of Dean Marcoccia to ARC**
     Gretchen Swope made a motion to ratify the appointment of Dean Marcoccia on May 23, 2026, seconded by Jeff Houston. Motion carried unanimously.

F. **Discuss Possible Solution for Frequent Dangerous Driving Incidents by Amazon Flex Drivers**
Management is currently working on filing complaints with Amazon regarding their drivers who are speeding and entering by driving in the wrong direction through the exit gates when they open for exiting vehicles. Gretchen Swope made a motion to purchase Exit Only / Do Not Enter signage for the exit gate to protect the association from possible lawsuits resulting from the gate closing on vehicles entering in the wrong direction, seconded by Michael Fackelmann. Motion carried unanimously.

G. **Discuss Possible Appointment of New Architectural Committee Member**
Jeff Houston made a motion to appoint Kerri Burke to the Architectural Committee, seconded by Vince Craig. Motion carried unanimously.

8. **Correspondence**
None

9. **Items to be on Next Agenda**
Discussion of banning Amazon Flex drivers from entering The Fairways if the speeding/wrong-way entry problems cannot be corrected.

10. **Executive Session Summary**
The Board approved the minutes and reviewed the delinquencies.

11. **Membership Open Forum**
None

12. **Adjournment**
With no further business to discuss at this time, Jeff Houston made a motion to adjourn the meeting at 4:21 pm, seconded by Michael Fackelmann. Motion carried unanimously.

Respectfully Submitted,

Jeannie Redinger
Recording Secretary

Vince Craig
Board Secretary