



**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
April 23, 2025**

Board Present

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 6:00 pm. With all of the Board Members present, a quorum was established. The meeting was held at Raley's on Wedge Parkway.

2. Members Open Forum - Agenda Items

None

3. Approval of Minutes

Gretchen Swope made a motion to approve the January 22, 2025, & March 24, 2025, meeting minutes as written. Jeff Houston seconded the motion. The motion carried unanimously.

4. Financial Reports

Michael Fackelmann made a motion to accept the financials for audit through March 2025, as submitted. Jeff Houston seconded the motion. Motion carried unanimously.

5. Committee Reports

A. Gate & Landscaping Committee

Jeff Houston reported to the Board that the primrose flowers went in and should last until June.

B. Road Committee

Norm Kelly would like to move forward with getting the asphalt analysis.

C. Architectural Committee

Gretchen Swope spoke with Kathi Angaran who reported that the bulk of the projects have been completed. There are a couple of new small projects which have been submitted.

D. Website Committee

Jeff Houston reported to the Board that no one responded to the call for volunteers to serve on the committee. ARC Tracker usage is getting better. All future paper ARC submittals will be scanned into ARC Tracker, so there will be no continuing need for paper ARC files.

6. Unfinished Business

A. Report of Action taken Between Meetings by the Board

None

B. Discussion Regarding CDs & Rollovers

Next CDs to mature will renew at the higher rates.

C. Review Status of any Pending Legal Action-case No. 25-042 & Case No. 25-153

No update from attorney

7 **New Business**

A. **Discussion & Approval of Management Contract**

Jeff Houston motioned that the association stay with Kenyon and try the proposal that if the monthly financials are not completed in the contracted time frame, the management fee for that month will be reduced to \$1,000. If this does not work in resolving the delays, the Board can revisit and make a change in management. Gretchen Swope seconded the motion. The motion carried unanimously.

B. **Discussion & Approval of the Asphalt Consultant and Study**

Norm Kelly made a motion to hire Padovan Engineering. Gretchen Swope seconded the motion. Motion carried unanimously.

C. **Discussion & Approval of Needed Repairs to Drainage Ditch Between Lots 17 & 19**

Norm Kelly will contact Seth Padovan regarding the drainage and see what he would recommend.

D. **Discussion & Approval of Detention Pond Access & Silt Removal**

Tabled

E. **Discussion & Approval of Gate Maintenance Contract for 2025**

Norm Kelly signed the contract and returned it to management.

8. **Correspondence**

None at this time

9. **Items to be on Next Agenda**

Discussion of eliminating paper ARC submittals and requiring electronic submittals in 2026.

10. **Executive Session Summary**

The Board approved the minutes and reviewed the delinquencies.

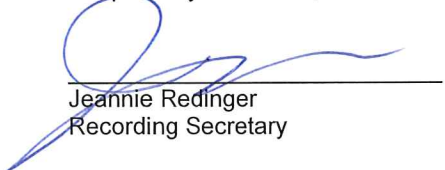
11. **Membership Open Forum**

Roads – manhole covers

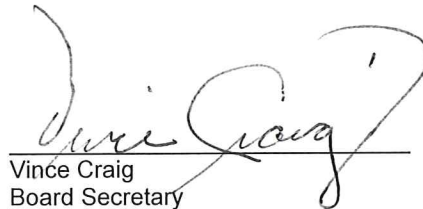
12. **Adjournment**

With no further business to discuss at this time, Jeff Houston made a motion to adjourn the meeting at 7:04 pm. Gretchen Swope seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger
Recording Secretary



Vince Craig
Board Secretary