

THE FAIRWAYS AT FIELDCREEK

“A Common Interest Community”

Second Quarter Board Meeting Minutes – May 28, 2008 – 6 p.m.

6:02 p.m. Call Meeting to Order – Rita Eissmann, President

Roll Call: Rita Eissmann, Jim Manly, Larry Morasse Absent: Robert Devin

Homeowners: Jim Gaskill, Gene Yup, Jack Angaran

Actions this Meeting	
Approval of Minutes February 26, 2008	Unanimous
Acceptance of Financials through 4/30/2008	Unanimous
Street Sweeping Quarterly	Unanimous
Gate Sensor for Emergency Vehicles	Unanimous
Late Fee Increase	Unanimous

Open Discussion

None

Business Meeting

President's Report: Rita Eissmann

Touched upon the following issues:

- Lots under construction and any action by owners.
- A couple of mailbox post still need repair.
- Street Sweeping took place.
- Management was requested to order the Yield sign for Springer Court – Jack Angaran asked that it be dropped off at his office for Larry Morasse who volunteered to install the sign.
- The poster/display board suggested at the previous meeting is being considered.
- Rita is drafting Architectural Guidelines.
- Jack Angaran volunteered to draft Rules and Regulations promulgated from the CC&Rs.
- One common area parcel was delinquent in property taxes going back three years. A`La Carte changed the mailing address and paid the late fees. HOAs no longer are assessed for property taxes on common area. The property tax was replaced with an ad valorem tax and a mediation fee.

Approval of Meeting Minutes:

- February 26, 2008

Motion: Rita Eissmann

Second: Larry Morasse

Unanimous

Acceptance of Financials /Jim Manly, Treasurer

- April 30, 2008

Motion: Jim Manly

Second: Rita Eissmann

Unanimous

Jim stated that A`La Carte had produced financials that he is pleased to accept.

- 2007 Tax Return/2006

Sharon and Susan will work with Jim for a basis on which to file the taxes for 2007. The 2006 tax return will be given to Jim for review and filing. No money was owed and therefore it is unlikely that any late changes will be incurred.

- Choice of Auditor for 2008 State Mandated Audit

Jim signed a contract with Gene Clausen for the state mandated audit which must be completed by August 15, 2008 for the 2007 year. Sharon and Susan will work with Jim to extract the proper papers to be supplied to the auditor.

Committee Reports:

Old Business:

- **Fieldcreek's participation in the re-design of the entrance at Zolezzi and Silver Wolf Road**

The Board discussed possible participation. The issue was tabled for now as the board did not want to incur future maintenance costs related to any improvements.

- **Enhancement of Fairways Entrance**

Jim Manly was thanked for his purchase and installation of lamps on the three posts at the front entrance. Further enhancement of the entrance adjacent to the gates was discussed and input from all led to suggestions of creating a logo. It was suggested that everyone consider what could be done to enhance the entrance.

- **Street Sweeping**

It was discussed that street sweeping would be on a quarterly schedule.

If Construction cases debris – the owner of the parcel causing the debris will be assessed.

Motion: Rita Eissmann

Second: Jim Manly

Unanimous

- **Gates and Remotes**

Artistic Fence provided a proposal for installation of equipment allowing access by Emergency Vehicles using a sensor. Discussion ensued and it was concluded that this was a necessary expenditure with liability a prime reason. Proposal: \$1574.

Motion: Larry Morasse

Second: Rita Eissmann

Unanimous

- **Ongoing Legal dispute with Developer- Update**

Rita stated that a tentative agreement had been reached with the developer. There were several issues before the Board for consideration. Once the negotiations area complete the membership will be briefed.

New Business:

- **Approval of Landscape Contract**

During the transition from previous management to A`La Carte the landscape contract was increased slightly by Reno Green [\$223 for 9 months and \$98 for 3 months]. A`La Carte sought proposals, but because the project is small it was difficult to secure proposals. JP and Son proposed \$150 weekly. Jack Angaran offered to talk with his landscaper to see if he could get a better price. It was noted that any contractor working with The Fairways must have Workman's Comp and Liability Insurance. In the meantime the contract with Reno Green will continue.

- **Late Fees/Percentage of Assessment**

Effective immediately Late Fees will increase to: Following the initial 30 days grace of the 1st month of the quarter billed the assessment will be 10% per month of the unpaid balance plus a \$35 billing charge.

Motion: Rita Eissmann

Second: Larry Morasse

Unanimous

- **Acquire Bids for Storm Drain clean-out**

A`La Carte provided a bid from Waters in the amount of \$6237.50 A`La Carte will seek additional bids from Jet Plumbing and Roto Rooter.

- Review Neighborhood Watch Program [NWP]
A`La Carte will set up a date for organizing a NWP.

- A late question – who tests the fire hydrants?

Newsletter Items: Discussion of a Block Party at Jack's.

Next Meeting: 3rd Quarter Board of Directors Meeting – Wednesday, August 27th, 2008
[all dates subject to change]

Adjournment : 7:49 p.m.

Motion: Rita Eissmann

Second: Larry Morasse

Unanimous

Approved

All homeowners have the right to have a copy/summary 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

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