

THE FAIRWAYS AT FIELDCREEK RANCH

“A Common Interest Community”

First Quarter Board Meeting– February 26, 2008

ACTIONS THIS MEETING

Limit POD Storage Containers to No More Than 2 Weeks	Unanimous
Spring Community Garage Sale – Date TBD	Unanimous
Board Meeting Dates Changed to Wednesday	Unanimous

6:00 p.m. Call Meeting to Order – Rita Eissmann, President
Roll Call: Present: Rita Eissmann, James Manly, Larry Morasse
Absent: Robert Devin
Homeowners: Jeff Houston, Jack Angaran

Open Discussion

Owner Jeff Houston addressed the Board regarding his request for a “Reno Sun Room” addition to his home. Mr. Houston’s request was reviewed by the ARC and denied based on its compatibility with his home and the community as a whole. It was stated by Mr. Houston that the time line allowed for approval or disapproval by the ARC had expired prior to his receipt of the letter from A’La Carte denying his submittal. It was noted that the original plan was submitted through Benchmark Premier Properties along with a refundable deposit in the amount of \$5,000. Mr. Houston stated that his desire to achieve approval quickly is based on the changing building code requirements for Washoe County. Mr. Houston wanted his permit prior to the code change. It was clarified that no record of the \$5,000 deposit exists nor has it cleared Mr. Houston’s account. Mr. Houston was requested to provide copies of his original submittal along with a copy of his \$5,000 deposit for further review by the ARC.

Business Meeting

President’s Report: Rita Eissmann

Issues being reviewed by the Board are:

- Copy of the 2006 Income Taxes and date filed.
- Review of the Lots under construction and any necessary action by the owners.
- The Gate has been repaired.
- Owners will be reminded that repairs to the mailbox posts and decorative posts must be done in a timely manner.
- Street Sweeping will be evaluated on a two or three times yearly basis.
- Storm Drains should be cleared in the Spring for yearly maintenance to prevent blockage which may result in a more expensive repair.
- Speed bumps have been requested in the past. It was suggested that a Yield sign on the corner of Springer Court and Silver Wolf Road would also be beneficial.
- A poster/display board was suggested to be placed near the gates for announcements to the Community.
- Board Meeting dates to be shifted to Wednesdays.
- Rita stated that she is working on a current copy of the Rules and Regulations, ARC Guidelines, By-Laws and merging the ARC forms.

Approval of Meeting Minutes:

- From Benchmark Premier Properties – Minutes have not been provided by Benchmark and therefore could not be approved.

Committee Reports:

- **Architectural Review Committee [ARC]** meets as submittals are received. The only pending submittal is Jeff Houston's Sun Room request following the ARC's denial.
- **Finance Committee /Jim Manly, Treasurer**
Jim reported that the Association is solvent. Money was expended in the past upon issues which were significant. A CD has been purchased to take advantage of Interest. Funds have been set aside for refundable deposits. A`La Carte is working to bring the financials current and file taxes for 2007. An audit will be required by the State of Nevada in 2008 per recent legislative action. The bank accounts have been moved from Nevada State Bank to The Heritage Bank of Nevada. In the process of moving the bank accounts Jim discovered a substantial unauthorized withdrawal which was corrected before leaving Nevada State Bank. The Association did not lose any funds due to Jim's diligence. A full reserve study will be required in March of 2011. The Board reviews the reserve on an annual basis.

Discussion ensued as to how to find contractors with a strong sense of ethics. The question remained unanswered.

- **Ad Hoc Committees**
It was suggested that George Trowbridge be asked to investigate the possibility of a Fairways logo as part of an ad hoc committee.

New Business:

- **Transfer of Homeowner Info to A`La Carte**
A`La Carte was introduced as the new management company for The Fairways. A`La Carte is in the process of correcting the financials including but not limited to the delinquent assessments. Letters have been sent to owners whose accounts are in question.
- **POD Storage units**
Motion to limit the length of time a POD storage container may be on a homeowner's property. POD storage container not to exceed two [2] weeks upon the homeowners property. Failure to comply will result in fines against the owner in accordance with NRS116.
Motion: Larry Morasse Second: Rita Eissmann Unanimous
- **Community Garage Sale – The date will coincide with the Fieldcreek sale – date TBD.**

Next Meeting: 2nd Quarter Board of Directors Meeting – May 28, 2008 – 5:30pm

Adjournment: 7:10 pm

Motion: Rita Eissmann

Second: Larry Morasse

Unanimous

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

1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502

(775) 824-0777 A`La Carte • (775) 824-0778 Fax

Approved