

**Fairways at Fieldcreek Ranch Homeowners Association
Board of Directors Meeting
August 18, 2014**

<u>Board Present</u>	<u>Management</u>	<u>Members/Guests</u>
Mike Vonada – President	Tracy Jones	<i>See Sign-in List</i>
Gary Fornfeist – Vice President		
Lisa Martin – Treasurer		
Kathy Braband – Secretary		
Dennis Bryan – Director		

Call to Order/Establish Quorum

The meeting was held at Equus Management Group, 5480 Reno Corporate Drive #100, Reno, NV 89511 and was called to order at 5:30 p.m. by President, Mike Vonada. With all 5 Board Members present, a quorum was established.

Homeowner Comments

Homeowner, Jim Manly briefly discussed the maintenance of the fire road between Springer Court and Arrowcreek Pkwy. He said that some years back, it was determined that the road actually belongs to Mr. Kunze and that Mr. Kunze knows that it is his responsibility to maintain. It was also noted that there are 2 locks on the access road gate. One belongs to the Fire Department and the other belongs to The Fairways at Fieldcreek Ranch. Tracy Jones will communicate with Mr. Kunze in regards to the access road and his lot not being cleared properly.

Discussion/Approval of Minutes

Lisa Martin made a motion to approve the May 5, 2014, meeting minutes as written. Kathy Braband seconded the motion. The motion carried with all in favor.

Financial Review

- a) Lisa Martin stated that there were some problems with the financials but she met with Tracy Jones and Jeff Gardner and everything was ironed out. ***Lisa Martin made a motion to approve the April, May, June and July 2014 financials. Gary Fornfeist seconded the motion. The motion carried with all in favor.***
- b) Lisa Martin explained that she went back through all of the records for the Refundable Account and there is a definite overage of \$976.00. ***Lisa Martin made a motion to move the \$976.00 back into the Operating Budget and then the Refundable Account will balance to the penny. Kathy Braband seconded the motion which carried with all in favor.***

ARC Report

Lisa Martin listed all projects that have been approved by the ARC recently. Mike Vonada explained why the ARC is requesting changes to 2 of the forms for project submittals.

- a) ***Lisa Martin made a motion to approve the changes to the Color/Material Approval form.*** There was a brief discussion about the changes which include larger samples needed for colors and materials. ***Dennis Bryan seconded the motion. The motion carried with all in favor.***
- b) Lisa Martin discussed the changes and updates being made to the Instructions for Project Submittal form. ***Lisa Martin made a motion to approve the changes to the Instructions for Project Submittal form. Gary Fornfeist seconded the motion. The motion carried with all in favor.***
- c) AC Procedures for Non-Compliance. There was a brief discussion about #7 which will read that the Board will lien the property for non-payment or non-compliance. It was decided to send the changes to the Association attorney for review before actual changes are made.

Old Business

Street Sealing

Mike Vonada feels that October would be a good time to have the streets slurry sealed. Homeowner, Jim Manly feels that the base is sound but the cracks need to be filled. Mike Vonada said that this topic should be reviewed again at the October meeting and that this could probably be put off until next year.

Access Road from Springer Court to Arrowcreek Pkwy.

Mike Vonada discussed the fact that there are 2 huge cracks and 2 or 3 big cracks in the access road that need attention. Tracy Jones confirmed with Mr. Manly and Mike Vonada that Mr. Kunze knows that road is his responsibility. Tracy will get in touch with Mr. Kunze in regards to this matter. There was a discussion about just get bids on crack fill on the access road and let the owner know the price. This matter should probably be run by Gayle Kern depending on Mr. Kunze's response to this issue.

Sump and Drain Cleaning

Tracy Jones will be meeting with Signature Landscapes next week to get an idea of cost to hydro flush the sump and drain lines to the retention pond and then clear the retention pond. Mike Vonada suggested directing Tracy to hire someone and get it done. ***Kathy Braband made a motion to have Tracy Jones get someone out to do the job with price not to exceed \$5,000.00. Lisa Martin seconded the motion. The motion carried with all in favor.***

New Business

Review Collection Policy dated October 7, 2013

There were no changes to the policy. The policy was reviewed on August 18, 2014.

Parliamentary Procedures

Mike Vonada feels that the meetings have been running along smoothly and does not feel anything needs to happen.

Garage Door & Landscaping Bids for 1255 Springer Court

Mike Vonada updated all of the homeowners present in regard to 1255 Springer Court and why the HOA needs to make these repairs. He explained that the HOA has recouped all of their costs so far and that these repairs are necessary to make the property look acceptable. There was a brief discussion regarding the possibilities of what could happen with the property. The HOA will be able to re-coup monies spent on the exterior of the property to bring it into compliance with the CC&Rs. The Board of Directors then reviewed 4 garage door repair bids. Lisa Martin felt Advanced Overhead was the most knowledgeable. ***Lisa Martin made a motion to accept the Advanced Overhead Door repair bid for the garage door. Dennis Bryan seconded the motion which then carried with all in favor.*** The Board then reviewed and discussed the 6 landscaping bids. ***Gary Fornfeist made a motion to accept the landscape bid from J & R for \$1,025.00. Lisa Martin seconded the motion which then carried with all in favor.***

Homeowner Comments

Rinaldo Bullentini asked if the new owner that is building at 12745 Silver Wolf Road will be responsible for the upkeep of the common area. The Board stated that they would not be responsible for the common area.

Gino Bullentini said there is a drip line leak in the common area.

Rick Martin said that Jeff replaced the LED lights and that Jeff made and maintains the website for The Fairways at Fieldcreek Ranch HOA. Rick also stated that the gates have been working well.

Mike Vonada stated that the split-rail fence to the right of the entry is leaning and needs to be repaired.

Gino Bullentini stated that Waste Management would deliver 1 can for recycling. Lisa Martin said that she was told it could cost \$50.00 per quarter. There was a brief discussion about recycling.

Adjournment

President, Mike Vonada adjourned the meeting at 6:27 pm.

Respectfully submitted by:
Tracy Jones, CAM

Secretary