

**THE FAIRWAYS AT FIELDCREEK RANCH  
HOMEOWNERS ASSOCIATION  
“A COMMON INTEREST COMMUNITY”**

**September 13, 2011 at 6 p.m. - Special Meeting  
At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502**

**Actions Taken this Meeting**

Board Review and Adoption of 2011 Reserve Study	Adopted
Asphalt Bids, Approval of Contractor for Crack Fill and Speed Bumps	Approved
Policy for Architect Payments	Approved
Steve Miles to present an estimate for his work with the suggests for a final rendering.	Approved

**Minutes**

**6 p.m. Call Meeting to Order**

**Roll Call: Jim Manly, Rita Eissmann, Jeff Houston, Rich Braband**

**Absent: Larry Morasse**

**Owners: Kathy Hermansen, Alex, Cathy & Renaldo Bullentini, Rich and Lisa Martin, Jack Angaran and Michael Vonada**

**Open Discussion**

The discussion centered around speed humps. Some wanted the speed humps and others did not. Would the owners vote on whether or not to have speed humps? The Board was elected to work in the best interests of the Association. The CC&Rs will be checked. Concerns were: Noise, ability for emergency vehicles, snow plowing, contours of the roadway, too many regulations, human life vs. speeding and liability, etc.

A report was shown to significantly slow speeders with the installation of speed humps, calming devices, etc. Rationale on how individuals might obtain license numbers, report speeders, hiring outside security, etc. was discussed. It was not considered a good alternative. Notices have been used extensively to no avail.

**Business Meeting**

- Board Review and Adoption of 2011 Reserve Study

**Motion: Jim Manly                      Second: Rita Eissmann`                      Adopted**

Jim Manly also stated that due to the interest rates being so low – interest previously accrued on the Reserve Account is far less currently. The access road on Springer was removed from the study as it is the responsibility of the owner adjacent to the property.

- Asphalt Bids, Approval of Contractor for Crack Fill and Speed Bumps

Motion: Larry Morasse, Jim Manly, Jeff Houston, Rich Braband and Michelle Morasse [as consultant] to obtain additional bids and to select a contractor to do the work based on scope of work and contracted cost.

**Motion: Rita Eissmann                      Second: Jeff Houston                      Approved**

Rich Braband volunteered to secure more bids and to learn more about the issues of the expanding cracks.

- Policy for Architect Payments

Sometime ago, based on the hot building market, it was determined that to take the time of an Architect to work with the Architectural Review Committee [ARC] the ARC would collect a nonrefundable deposit from owners submitting to the committee of \$250. This \$250 would be divided \$100 to each Architect and \$50 for attendance of management at the meeting. Distribution of those funds had not been done recently.

Motion: Based on the funds collected – each architect would receive \$100 per \$250 deposited and management \$50.

**Motion: Rita Eissmann                      Second: Rich Braband                      Approved**

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It was noted that being an Architect on the ARC was advantages to the Architects and the Community. From this date forward the Architects would not be compensated for their participation. The deposit will continue to be collected for managements time with the ARC.

- Landscape for Front Entry/Open Proposals/Select Architect  
Steve Miles, Architect, submitted a rendering for enhancement of the front entry. It is simple yet powerful, classic. The consensus of those present was that the iron work on the upper open area of both gates was too similar to the walls along the highway. The balls at the top of each spindle will be removed as well as the shields with the golf clubs. Removal of the Arborvitae was discussed and replanting with color and texture in mind. Motion: The Board requested Steve to present a formal cost for his work and if acceptable for Steve to continue with the suggests for a final rendering.

**Motion: Jeff Houston                      Second: Rita Eissmann                      Approved**

**Open Discussion**

Will the landscape changes be voted on by the owners? The Board noted the comment and they will consider that possibility. A final concept will also be considered to be sent to the owners for their possible comments. Owners were requested to attend meetings so that they understand better the work done by the Board.

**Next Meeting: November 8, 2011 – 4th Quarter Board Meeting/Election of Directors  
Annual Meeting/Board Approval of 2012 Budget**

**Adjournment**

**Motion: Rita Eissmann                      Second: Jeff Houston                      Adjourned**

**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  
[sharon@alacartemanagement.com](mailto:sharon@alacartemanagement.com)**