

**The Fairways at Fieldcreek Ranch
Budget Ratification Meeting
November 26, 2018**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli - Treasurer
Jennifer Rogers Markwell – Secretary
Victoria Kahn – Director

Management

Gary Kenyon- Supr. CAM
Tia Carman - Assistant

Membership

List on File

1. Call to Order/Roll Call

President Jack Angaran called the meeting to order at 6:00 pm. With all five Board Members present a quorum of the Board of Directors was established.

2. Members Open Forum - Agenda Items

None of the Membership present wished to speak at this time.

3. 2019 Budget Ratification

Per NRS 116.31152 – Unless at the meeting a majority of all units' owners, or a larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified.

With none of the Membership present in objection to the 2019 Adopted Operating and Reserve Budgets, the 2019 Adopted Operating and Reserve Budgets are hereby Ratified.

4. Membership Open Forum

Gino Bullentini stated that he had not received the 2019 Operating and Reserve Budgets at his home address. Management stated that hard copies were mailed to all of the owners that are not on the email list.

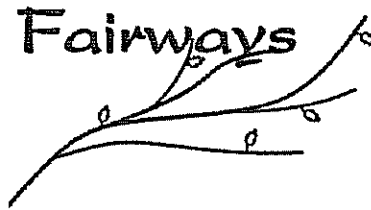
5. Adjournment

There being no further business to discuss at this time, *Jack Angaran made a motion to adjourn the meeting at 6:15pm. Victoria Kahn seconded the motion. The motion carried with a vote of all in favor.*

Respectfully Submitted,

Gary Kenyon, Supr. CAM
Recording Secretary

Jennifer Rogers Markwell
Board Secretary



**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
November 26, 2018**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli - Treasurer
Victoria Kahn – Director
Jennifer Rogers Markwell – Board Member (Excused)

Management

Gary Kenyon – Supr. CAM

Membership

List on File

1. Call to Order/Roll Call

Supervising Community Manager, Gary Kenyon, called the meeting to order at 6:20 pm. With three of the five Board Members present a quorum was established. President, Jack Angaran, arrived at 6:30pm.

2. Members Open Forum - Agenda Items

Owner of 12760 Silver Wolf asked the Board of Directors about speeding and what was being done in the community to prevent it. The Board of Directors stated that the topic would be discussed under Traffic Logix Speed Radar Sign.

3. Bank Signers

Jack Angaran made a motion to remove Gretchen Swope as a bank signer and add Jennifer Rogers Markwell as a signer. Tom Duncan seconded the motion, the motion carried with all in favor.

4. Approval of Minutes – October 17, 2018

Victoria Kahn made a motion to approve the October 17, 2018 meeting minutes as written. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.

5. Financial Reports

A. Review of Reports – through September 2018

Treasurer, Laura Miceli reported that the financial reports through September show that the Association is under budget even with the assessment holiday. The operating account balance is higher than at the beginning of the year. Laura Miceli would like to discuss transferring the Operating Surplus to the Reserve Account. Tom Duncan stated that he would like to transfer the surplus to the Reserve Account because the total amount of the Reserve Account is not equal to the total amount that it would possibly cost to replace the roads in the Association. Victoria Kahn agreed that they should prepare for the future and road replacement. *Laura Miceli made a motion to transfer the Operating Surplus to the Reserve Account. Victoria Kahn seconded the motion. The motion carried with a vote of all in favor.*

B. Review of Bank Statements

The Board reviewed the Bank Statements through September 2018.

6. Old Business

A. Asphalt Repair - Update

Supervising Community Manager, Gary Kenyon, stated that the asphalt crack seal will be taking place on Friday, November 30, 2018.

B. Gate Camera Project - Complete

Supervising Community Manager, Gary Kenyon, reported that the gate camera project is complete and the cameras are better than ever.

C. Pedestrian Gate Addition - Update

Jeff Houston reported that the installation bids for the pedestrian gate are moving along, but the bidding process has been trouble with vendors that do not follow through with completing proposals in a timely manner. Some vendors have also simply not returned phone calls or emails. Jeff Houston asked the Board of Directors to approve the Artistic Fence proposal subject to the change and modification. *Victoria Kahn made a motion to approve the Artistic Fence proposal for \$2,110.00 subject to the change and modification. Laura Miceli seconded the motion. The motion carried with a vote of all in favor.*

D. Traffic Logix- Speed Radar Sign

Jeff Houston reported that he was having trouble finding a location for the Traffic Logix sign to be installed. Jeff Houston stated that he will be contacting NV Energy to provide a suitable location or seeing if some owners are willing to allow power to be pulled from an existing lot and the camera will also need to be serviced by the cloud. He will also be contacting Truckee Meadows Water Authority to see if the Association may pull power from their building.

With the topic of Speeding being brought up in the first Membership Open Forum the Board of Directors noted that there is a speed sign that needs to be moved to another location on silver wolf because it is being blocked by trees and that the entry gates need to be painted. *Jack Angaran made a motion to approve the relocation of the speed limit sign and painting the front gate. Victoria Kahn seconded the motion. The motion carried with a vote of all in favor.*

New Business

A. ARC Committee Members Approval

The Board of Directors discussed the who the members of the ARC Committee will be. Kathy Braband reported that she will be the ARC Chair and the other members will be Marc Markwell, James Pringer, Dean Marcoccia and Tom Duncan. *Jack Angaran made a motion to approve the new ARC Committee. Victoria Kahn seconded the motion. The motion carried with a vote of all in favor.*

7. Management Report

A. Executive Session Report

Gary Kenyon reported that in the last executive session the Board approved the minutes, reviewed delinquencies and discussed violations. The Board took the appropriate action in all matters.

8. Correspondence

There was no correspondence to discuss at this time.

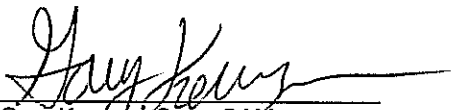
9. Membership Open Forum

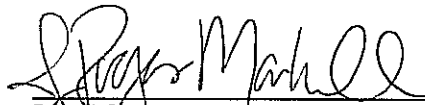
No Members wish to speak at this time.

10. Adjournment

There being no further business to discuss at this time, *Jack Angaran made a motion to adjourn the meeting at 7:45 pm. Laura Miceli seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,


Gary Kenyon, Supr. CAM
Recording Secretary


Board Secretary
Board Representative