

August 12, 2009

THE FAIRWAYS AT FIELDCREEK

“A Common Interest Community”

3rd Quarter Board Meeting – August 12, 2009

Minutes

Actions Taken This Meeting

Approval of Meeting Minutes - May 13, 2009	Unanimous
Acceptance of Financials /Jim Manly, Treasurer - July 31, 2009	Unanimous
Acceptance of 2008 Tax Return	Unanimous
Asphalt Work	Approved
Formal Policy for Collection of Assessments and Fines – per NRS116	Approved

6:00 p.m. Call Meeting to Order – Rita Eissmann, President

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

Absent: Jack Angaran Owners Present: Vince Craig

Open Discussion

1. Speeding is a serious issue in the Fairways. The Board has discussed at many meetings the possibility of speed bumps. It was suggested that a ballot be prepared for an Association vote to install speed bumps with the locations noted along with the cost.
2. Have the hydrants been tested? Jim Manly stated that they have been done in the past. A`La Carte will arrange for them to be tested.
3. Vince Craig volunteered to try to contact the Airport Authority for possible change to the east of the flight pattern.
4. There is a leash law of which owners should be aware. It is not appropriate for owners to open the door and let their pet out to poop on the neighbors lawn. Owners should be considerate and cleanup after their pets.
5. There was recent vandalism to the Stansbury property [post lights] and the entrance post lights. Entrance lights will cost \$57 each to replace.

Business Meeting

Approval of Meeting Minutes - May 13, 2009

Motion: Rita Eissmann Second: Jim Manly Unanimous

Acceptance of Financials /Jim Manly, Treasurer - July 31, 2009

Motion: Jim Manly Second: Rita Eissmann Unanimous

Acceptance of 2008 Tax Return

Motion: Jim Manly Second: Rita Eissmann Unanimous

Old Business:

- Michelle Morasse will draft a letter for **Landscape Maintenance and Completion**. Michelle also reported that the professionals on the ARC committee are to be paid for their time. Those architects should invoice the ARC for payment. The ARC will meet on the third Wednesday of the month at noon when there are plans to review.
- **Asphalt Work** – Bids have been reviewed by Jim Manly and the Board. Intermountain who has done work in the past for the Fairways will be the accepted bid subject to Jim’s approval. The cost will be taken from the Reserve.

Motion: Jim Manly Second: Larry Morasse Unanimous

New Business:

August 12, 2009

- **Water-Right Owner's Easement Access and Maintenance between Silver Wolf and Thunderbolt** – Permission was given to Alex Bullentini to place a proper fire gate at the rear of their property allowing for access by Steamboat Ditch Maintenance.

Formal Policy for Collection of Assessments and Fines - Formal Policy for Compliance Issues
In accordance with the new laws, the Association is required to adopt formal written policy on Assessment and Fine Collections.

Motion: Larry Morasse Second: Jim Manly Unanimous

**Next Meeting: November 11th – 4th Quarter Board Meeting/Board Approval of 2010 Budget/
Annual Meeting/Election of Officers
September 15th – Solicitation for Board Members for Election
November 25th – Homeowners Ratification of Budget**

Adjournment: 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
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