



**The Fairways at Fieldcreek Ranch  
Board of Directors Meeting  
January 20, 2021**

**Board Present**

Jack Angaran – President  
Karin Klove – Vice President  
Connie Duncan – Secretary (absent)  
Norman Kelly – Treasurer  
Gretchen Swope – Director

**Management**

Terri Kenyon – SUPR. CAM  
Quita deLeon - CAM

**Membership**

List on File

**1. Call to Order/Roll Call**

Board President, Jack Angaran, called the meeting to order at 6:06pm. With four of the five Board Members present a quorum was established. The meeting was held via video/teleconference through go to meeting program, provided by Kenyon & Associates to comply with the Governor Mandates.

**2. Members Open Forum - Agenda Items**

No one wished to speak at this time.

**3. Approval of Minutes**

*Gretchen Swope made a motion to approve the October 14, 2020 meeting minutes as written. Jack Angaran seconded the motion. The motion carried with a vote of all in favor.*

**5. Financial Reports**

**A. Review of Reports – through August 2020**

The Board Treasurer, Norman Kelly, reported that the financials have been received through November 2020. Norman Kelly also stated the operating account balance as of November 30, 2020 is \$105,810.07. The reserve account balance is \$468,992.87. *Jack Angaran made a motion to approve the financials through November 30, 2020 subject to the year end audit and review. Gretchen Swope seconded the motion. The motion carried with a vote of all in favor.*

The Board had an open discussion regarding the roads. Jack Angaran would like to wait for the reserve study before the Board agrees to the \$10,000 transfer to reserve funds for the roads. Norman Kelly states the dues holiday in January is questionable. The Board all agreed would wait for reserve study.

**B. Review of Bank Statements**

The Board received copies of the Bank Statements.

**6. Old Business**

**A. Community Committee Appointments**

Postponed.

**7. New Business**

**A. 2020 CPA Gene Clawson Engagement Letter a Review Proposal**

*Jack Angaran made a motion to accept the engagement letter and review proposal from Gene Clawson at \$2,150 for the review and \$265 for the 2020 taxes. Karin Klove seconded the motion. The motion carried with all in favor.*

**B. Reserve Study Proposals**

The Board received two proposals for the Full Reserve Study. The first proposal is from Better Reserve Consultants, LLC in the amount of \$950.00. The second proposal is from Resource 1 in the amount of \$895.00. *Gretchen Swope made a motion to accept the proposal from Resource 1 in the amount of \$895.00. Jack Angaran seconded the motion. The motion carried with all in favor.*

**C. Ratify SNC - Street Sweeping**

Postponed.

**D. Additional Speed Camera Sign – Lower Silver Wolf Rd.**

*Jack Angaran amended his motion to be the flashing slow down sign in the amount of \$2,899.00. Norman Kelly seconded the motion. The motion carried with all in favor.*

**E. ARC - Change Procedure to Allow Vice President to Authorize Legal Fee Expenditures if ARC Deems it Warranted.**

Jack Angaran would like the procedure to stay the same. The Committee can discuss, and Karin Klove will report to the Board to get approval for any Legal Expenditures. James Pinger will put a monthly ARC report together and get to Karin Klove. Karin Klove will report to the Board of Directors during the Executive Session.

The Board had an open conversation regarding putting together a newsletter. They would like Board of Directors listed, meeting dates, fire prevention, Spring Clean – Up, Gate Codes, Jeff Houston will get to Quita deLeon a few articles to add to newsletter. Jack Angaran would like a draft newsletter for Board review in early February.

**8. Correspondence**

No Correspondence at this time.

**9. Items to be on Next Agenda**

Committee Appointments,

**10. Executive Session Summary**

Terri Kenyon reported at the last Executive Session the Board approved minutes, and the Board discussed violations reviewed delinquencies no action was taken.

**11. Membership Open Forum**


No members wished to speak at this time.

**12. Adjournment**

With no further business to discuss at this time, *Jack Angaran adjourned the meeting at 7:00pm.*

Respectfully Submitted,

  
Quita deLeon,  
Recording Secretary

  
Connie Duncan,  
Board Representative