

**THE FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
2<sup>ND</sup> QUARTER BOARD OF DIRECTORS MEETING  
MAY 10, 2006**

**BOARD MEMBERS PRESENT:** Rinaldo Bullentini, Rita Eissmann, Gene Yup  
**BOARD MEMBER ABSENT:** Robert Devin  
**HOMEOWNERS PRESENT:** Jim Gaskill, Larry & Michele Morasse, Rick Martin,  
Claudia Townsend, Dave & Laura Miceli, Jim Manly  
**PREMIER ASSOC. SERVICES:** Kris Lindberg, Property Manager  
Jan Falzone, Recording Secretary

---

**I. CALL MEETING TO ORDER**

President and presiding officer Rinaldo Bullentini called the 2<sup>nd</sup> Quarter Board of Directors Meeting was called to order at 5:30 p.m.

**II. ROLL CALL**

Rinaldo Bullentini noted that Robert Devin was not present at this meeting.

**III. OPEN DISCUSSION**

Jim Gaskill noted that he has spoken to Jack Angarin and he is waiting for Mr. Ferroni to return from out of the country. This issue will be addressed upon his return.

Gene Yup discussed the mail boxes. The Committee will be presenting the allowable mail boxes to the Board of Directors. Dennis Deal on Springer has yet to complete his landscaping. Kris Lindberg noted that she has spoken with Rob Smith at 12890 and has sent a letter regarding his trailer and dog.

Michele Morasse addressed the Board of Directors with her concerns of the oil slick on the roadway on Silverwolf at Springer. It was noted that there are large cracks, divots and scrape marks from heavy equipment.

Rick Martin at 12920 asked when the roads are scheduled for sealing. Jim Gaskill did a reserve study and noted that a complete slurry seal is scheduled for this year 2006. It was noted that the funds are in the reserve account. Kris Lindberg noted that street sweeping is scheduled for May 22, 2006.

The Board of Directors discussed that if rocks are left in the street from the contractor for more than 48 hours, the Homeowner will be fined.

Kris Lindberg noted that it is the same offenders.

Larry Morasse stated that the equipment vehicles are parked on both sides of the street and at the corner causing a safety hazard with more visibility. There is also RV's parked on property.

Gene Yup complained of the Homeowners speeding throughout the complex. The signs are posted but are ignored by some of the Residents.

Rita Eissmann requested that a bid be obtained from Sierra Nevada Construction for speed bumps. Kris Lindberg will obtain the bid as requested.

**THE FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
2<sup>ND</sup> QUARTER BOARD OF DIRECTORS MEETING  
MAY 10, 2006**

**IV. APPROVAL OF THE JANUARY 17, 2006 MEETING MINUTES**

The Board of Directors reviewed the January meeting minutes. A motion was made by Rinaldo Bullentini, seconded by Rita Eissmann to approve the January Meeting minutes as written. Motion carried.

It was requested that the minutes be sent to the Board of Directors earlier so they can be reviewed prior to the next meeting.

**V. APPROVAL OF APRIL 2006 FINANCIAL REPORTS**

Kris Lindberg reviewed the April 2006 Financial Reports. Kris noted that the accounting changed on January 1, 2006 from cash to accrual basis. Kris reviewed the few issues that were discussed in prior months. The corrections have yet to be made. Kris will discuss the corrections with the Bookkeeper and will be reflected on the next financial report.

Kris noted that the insurance policy renewal was made through CAU and has saved the Association several hundred dollars.

**Motion:** A motion was made by Rinaldo Bullentini, seconded by Rita Eissmann to approve the April financial report as reviewed with corrections to be made on the following financial report as explained. Motion carried.

**VI. OLD BUSINESS**

**A. Review Petition Submitted for Speed Bumps/Humps** – Claudia Townsend presented the petition with the eight (8) signatures from the Homeowners regarding the speed bumps. It was noted that there are ten (10) homes with no Owners living in the residence at this time.

**Motion:** A motion was made by Rita Eissmann, seconded by Rinaldo Bullentini to obtain bids for placement of speed bumps in the complex. Motion carried.

Dave and Laura Miceli voiced their opinion regarding speed bumps with vehicles low to the ground such as Corvette's or Mustangs. Rinaldo noted that they will not be high speed bumps, but rather shorted and wider speed bumps or humps.

It was suggested that the Sheriff's Department be contacted to visit the private community and provide suggestions as to where the placement of the speed humps should be installed.

**B. Sub-Contractors Working on Sundays** – It was reported that there are three sub-contractors that are working on Sundays. The Board of Directors discussed the warning letter that will be sent to the Sub-Contractors regarding fines that will be issued if any work is performed on Sundays.

**Motion:** A motion was made by Rinaldo Bullentini, seconded by Rita Eissmann to change the current deposit of \$700.00 to \$15,000.00 and to take the fine out of the deposit. Motion carried.

**C. Sewer Clean Out Bid** – Kris Lindberg reviewed the two bids received from Paschall Plus and Roto Rooter. Paschall Plus submitted their bid in the amount of \$9,786.00. Roto Rooter's bid was bid on an hourly basis of \$450.00 the first two hours that \$225.00 each additional hour. Kris noted that both bids were from November, 2005 and the plumbing companies stated they would honor their bids.

**THE FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
2<sup>ND</sup> QUARTER BOARD OF DIRECTORS MEETING  
MAY 10, 2006**

The Board of Directors discussed the ditch that was plugged from Arrowcreek causing the problem when Mr. Ferroni removed the grates within the storm drains. Rita Eissmann asked if the Association has any recourse with Mr. Ferroni. The Architectural Review Committee stated that over one acre of lot the Homeowner must submit plans regarding the storm drain prevention. This was not done on Mr. Ferroni's properties.

This issue has been tabled until Rick Martin can obtain advice from another contractor.

**VII. NEW BUSINESS**

**A. Street Sweeping – 10 Lots Property Owners Responsibility for Clean Up** – The Board of Directors discussed the responsibility for clean up on ten lots.

**Motion:** A motion was made by Rita Eissmann, seconded by Gene Yup to authorize Kris Lindberg to send letters to the ten Homeowners advising them that they are responsible for the clean up in the street in front of their lots.

**B. Street Sweeping Tentative Week of May 22, 2006** – Kris Lindberg noted that the tentative date for street sweeping is the week of May 22, 2006. Notification will be sent to the Homeowners advising them that there will be no parking on the streets.

**C. Discussion on Forming a Neighborhood Watch Program** – The Neighborhood Watch Program is to provide awareness of information to the Residents in the Association. Kris Lindberg will contact the Sheriff's Department to check if they are available to speak at the next Board of Directors Meeting.

**D. Schedule the 3<sup>rd</sup> Quarter Board of Directors Meeting** – Kris Lindberg the 3<sup>rd</sup> Qtr. Dates for the Board of Directors Meeting. It was stated that August 2, 2006 at 5:30 p.m. is the next Board of Directors Meeting. The meeting will be held in the offices of Premier Association Services.

**VIII. ADJOURNMENT**

There being no further discussion, the 2<sup>nd</sup> Quarter Board of Directors Meeting was adjourned at 6:45 p.m.

Respectfully submitted by,

Approved by,

\_\_\_\_\_  
Jan Falzone  
Recording Secretary

\_\_\_\_\_  
Association Secretary

**Balance Sheet (Accrual)  
Consolidated Statement  
Apr 2006  
Fairways**

Page 1  
fairway06  
5/10/2006  
10:46 AM

ASSETS

CASH

Operating 1110	19,277.36
Refundable Compliance Dep 1112	7,050.00
NonRefundable Road 1113	<u>2,050.00</u>

TOTAL OPERATING CASH 28,377.36

RESERVES

Reserve Account	<u>87,210.49</u>
-----------------	------------------

TOTAL RESERVES 87,210.49

OTHER ASSETS

Accounts Receivable	<u>7,310.76</u>
---------------------	-----------------

TOTAL OTHER ASSETS 7,310.76

TOTAL CASH & ASSETS	<u>122,898.61</u>
---------------------	-------------------

LIABILITIES & CAPITAL

CURRENT LIABILITIES

Prepaid Assessments	5,223.40
Compliance Deposits	<u>700.00</u>

TOTAL CURRENT LIABILITIES 5,923.40

TOTAL LIABILITIES 5,923.40

FUND BALANCE

Current Year Retained Earnings	46,019.36
Prior Year Earnings	-14,866.31
Beg. Balance Transfer 3850	<u>85,822.16</u>

TOTAL FUND BALANCE 116,975.21

TOTAL LIABILITIES & FUND BAL	<u>122,898.61</u>
------------------------------	-------------------



# Expense Register

Ctrl# Batch#	Inv Num Check Num	Inv Date Chk Dat	Post Mnth	Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
34	monthly-34	04/01/06	04/06		1110	PreSer	Premier Association	640.00	Mgmt. Comm
	645	04/01/06	04/06	2200	6110	1	Mgmt Contract 611	640 00	
35	M015250	03/29/06	04/06		1110	AssPol	Association Policyho	361 00	Insurance Pro-Rated 03/29-06/01/06
	646	04/07/06	04/06	2200	6300	1	Insurance 6300	361 00	
36		04/03/06	04/06		1110	WasUtl	Washoe County Utili	36 23	Acct#10005592-20002677 Water
	648	04/07/06	04/06	2200	6415	1	Water 6415	36 23	
37		04/04/06	04/06		1110	PreSer	Premier Association	273.14	Reimbursement March 2006
	647	04/07/06	04/06	2200	6170	1	Copies & Printing 6	80.70	
	647	04/07/06	04/06	2200	6180	1	Postage 6180	80.84	
	647	04/07/06	04/06	2200	6175	1	Statemants/Lables/	7.70	
	647	04/07/06	04/06	2200	6175	1	Statemants/Lables/	8 90	
	647	04/07/06	04/06	2200	6140	1	Arch Services 614	40 00	
	647	04/07/06	04/06	2200	6140	1	Arch. Services 614	15.00	
	647	04/07/06	04/06	2200	6120	1	NonCompliance Ser	35 00	
	647	04/07/06	04/06	2200	6150	1	Administration Expe	5 00	
38	5748	04/07/06	04/06		1110	NapSon	Napa-Sonoma	44 50	Arch Meeting
	649	04/13/06	04/06	2200	6200	1	Meeting/Social Expe	44 50	
42		04/13/06	04/06		1110	SPPC	Sierra Pacific Power	20.67	Acct#1000073943904429653
	651	04/25/06	04/06	2200	6405	1	Electricity	20.67	03/09-04/10/06
43		04/08/06	04/06		1110	SBC	SBC	33.76	Acct#775-852-2021-736-6
	650	04/25/06	04/06	2200	6435	1	Telephone 6435	33 76	
TOTAL								1,409.30	
TOTAL UNPAID								0.00	

Totals By Account		
Number	Name	Total
1110	Operating 1110	1,409.30
6110	Mgmt Contract 6110	640.00
6120	NonCompliance Services 6120	35 00
6140	Arch. Services 6140	55.00
6150	Administration Expenses 6150	5.00
6170	Copies & Printing 6170	80.70
6175	Statemants/Lables/Envelops	16 60
6180	Postage 6180	80 84
6200	Meeting/Social Expenses 6200	44.50
6300	Insurance 6300	361 00
6405	Electricity	20.67
6415	Water 6415	36.23
6435	Telephone 6435	33 76