

February 9, 2010

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

Tuesday, February 9, 2010 at 6 p.m.

1st Quarter Board of Directors Meeting

Actions Taken This Meeting

Approval of Minutes 11/11/2009 and 11/25/2009	Unanimous
Approval of Financials through 12/31/2009	Unanimous
Selection of Management	Tabled
Selection of Landscape Contractor – Reno Green	Unanimous
Main Entrance Enhancement/to be placed on special agenda for March 23, 2010	

MINUTES

6:05 p.m. Call Meeting to Order

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

Open Discussion

Robert Devin suggested that the Board look into a Neighborhood Watch [NW] program. The Board was interested in pursuing the idea and Bob agreed to provide the information necessary to start the process to A`La Carte. He stated that another association utilizing the NW program has successfully interrupted a burglary in process.

What is the situation with the gate? The exit gate was hit recently causing the operator to be rocked off the foundation and bending the arm. An estimate for repair has been received from Artistic and another estimate has been requested from Tholl. It will be an insurance claim with a deductible of \$1,000. The current estimate for repair is just under \$4,000. It was not known who hit the gate.

Business Meeting

Approval of Minutes – November 11, 2009 & November 25, 2009

Motion: Rita Eissmann Second: Jim Manly Unanimous

Financial Report/ Acceptance – Through December 31, 2009

Jim reported that he reviewed the financial and bank statements and that other than a slight difference in totals from his personal compilation and the reports – the financials are acceptable. The Association is in good financial shape. Jim is confident in the reserve transfers for 201- and the year-end 2010 target. Two lines of the formula on the spreadsheet of Income vs. Budget were adjusted to total correctly.

Motion: Jim Manly Second: Larry Morasse Unanimous

New Business

- **Review of Management Proposals and selection of Management Company**

Sharon was requested to excuse herself while the Board reviewed the sealed proposals.

Upon return of management to the meeting – the choice of management was tabled for more extensive review of the proposals. A`La Carte will continue on a month to month basis.

Tabled

- **Review of Landscape Proposals and selection of Landscape Contractor**

Six landscape proposals [sealed bids] were compared to the current landscape agreement. Proposals ranged from \$243 to \$400 monthly. The existing agreement is for \$231 monthly for 9 months and \$98 monthly for 3 months equaling \$194.75 monthly. The Association is pleased with the current landscape service therefore the Agreement will continue with Reno Green.

Motion: Jack Angaran Second: Robert Devin Unanimous

- **Discussion of Snow Removal Contract/Provider**

Review of the contractors who submitted proposals for landscape and included a separate bid for snow removal were reviewed. General discontent was shown from the current contractors work. A change in

