THE FAIRWAYS AT FIELDCREEK

"A Common Interest Community"

First Quarter Board Meeting – February 11, 2009 – 6 p.m.

At the office of A`La Carte

1575 Delucchi Lane, Reno, NV 89502

Minutes

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: Michelle Morassee, ARC Chair and John MacLean

Actions Taken This Meeting	
Approval of Meeting Minutes:	Unanimous
▪ December 1, 2008 & November 11, 2008 with typo changes	
Closing of the Gates 24/7	Unanimous
Acceptance of Financials 12/31/08	Unanimous
2008 Audit Approval - Subject to Jim Manly's final review	Unanimous

Approved

Open Discussion

- It was noted that the iron gate [inside] is in need of paint.
- Coyotes have become an issue in southwest Reno and a notice will be sent to owners with the year end reports.
- The main entry to Fieldcreek Ranch [at Zolezzi] is Xeriscaped so as to decrease maintenance costs. Based on these economic times, it may be in the best interests of the Association to follow this format and decrease maintenance of the gated area. Jim Manly will look into this option.
- Larry Morasse was kind enough to install the Yield sign at the intersection of Springer Court and Silver Wolf Road.
- It was noted that speeding along Silver Wolf Road is an increasing issue**. RESIDENTS ARE REQUESTED TO SLOW DOWN.**

Business Meeting

President's Report: Rita Eissmann

A motion was made and seconded to set policy for Liens and Foreclosures. Once an owner is delinquent three [3] quarters and has not responded to requests for payment, the account will be sent to counsel for Lien and Foreclosure. At this point the owner will be responsible for legal costs in addition to late fees and assessments. Late fees were approved at the May 28th, 2008 Board Meeting and the August 27th, 2008 Board Meeting. Late fees are 18% APR and $35 billing fee monthly.

Closing of the Gates 24/7

Motion: Robert Devin **Second: Larry Morasse** **Unanimous**

Approval of Meeting Minutes:

- **December 1, 2008 & November 11, 2008 with typo changes**

Motion: Robert Devin **Second: Larry Morasse** **Unanimous**

Acceptance of Financials /Jim Manly, Treasurer

- **12/31/08**

Motion: Jim Manly **Second: Robert Devin** **Unanimous**

- **2008 Audit Approval**

Subject to Jim Manly's final review

Motion: Rita Eissemann **Second: Robert Devin** **Unanimous**

- **Year End Report was approved for mailing: A copy of the 2008 Year End Financial along with the 2009 ratified budget will be sent to the membership.**

Committee Reports:

Old Business:

- **Hiring of Collection Agency**
  - **Consensus was not to engage a collection agency at this time.**
- **Draft Letter for Landscape Maintenance and Completion**
  - **Letter will be drafted by Michelle Morasse for owners to complete for final sign off of landscaping and request for refund of deposit.**

New Business:

None

Newsletter Items: Coyotes, Gate Closure, Lien & Foreclosure Policy, Restatement of Late Fees

Next Meeting: May 13, 2009 – Second Quarter Board Meeting

[all dates subject to change]

Adjournment:

Motion: Rita Eissemann **Second: Larry Morasse** **Unanimous**

Approved

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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