

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
October 17, 2018**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli - Treasurer
Victoria Kahn – Director (Excused)
Jennifer Rogers Markwell – Board Member

Management

Gary Kenyon – Supr. CAM
Tia Carman - Assistant

Membership

List on File

1. Call to Order/Roll Call

President Jack Angaran called the meeting to order at 6:11 pm. With four of the five Board Members present a quorum was established.

2. Members Open Forum - Agenda Items

Homeowner Bob would like to introduce the new homeowners in the community Dean and Dana Marcocciz and Michele and Scott Whitten.

3. Appointment of New Board Members

Tom Duncan made a motion to appoint Jack Angaran as President, Tom Duncan as Vice President, Laura Miceli as Treasurer, Jennifer Rogers Markwell as Secretary, and Victoria Kahn as Director. Laura Miceli seconded the motion, the motion carried with all in favor.

4. Bank Signers

Jack Angaran made a motion to remove Gretchen Swope as a bank signer and add Jennifer Rogers Markwell as a signer. Tom Duncan seconded the motion, the motion carried with all in favor.

5. 2019 Budget Adoption

Jennifer Rogers Markwell made a motion to approve the 2019 budget as written. Jack Angaran seconded the motion, the motion carried all in favor.

6. President's Report

President, Jack Angaran informed the people in attendance that the Board will be hanging Christmas Reefs on both sides of the gate. Also, that a few different things are going on with the community such as speed sign being put in and ARC is working on gates.

4. Approval of Minutes – July 10, 2018

Tom Duncan made a motion to approve the July 10, 2018 meeting minutes as written. Laura Miceli seconded the motion. With no further discussion the motion carried with a vote of all in favor.

5. Financial Reports

A. Review of Reports – March 2018, April 2018, May 2018

Treasurer, Laura Miceli reported that the financial reports from June, July, & August show that the Association is under budget even with the assessment holiday. The operating account balance is higher than at the beginning of the year. Laura Miceli would like to discuss lowering the assessments, increase a dues holiday, credit each account, or Transfer to reserves. A homeowner in attendance suggested another assessment holiday as opposed to lowering the fees as it is hard to raise the assessments. Laura reported that the Association is funded at 169%. Laura will have a proposal for a change at the next meeting.

Jack Angaran made a motion to approve the June 2018, July 2018 and August 2018 financials. Laura Miceli seconded the motion. With no further discussion the motion carried with a vote of all in favor.

B. Review of Bank Statements

The Board was provided with the Bank Statements for review.

6. New Business

A. Lowering of Assessments/Assessments Holiday

See under Financial Reports. No motion took place.

B. Asphalt Repair Proposal

Jack Angaran made a motion to approve the SNC bid for \$5,715.00. Laura Miceli seconded the motion. Tom Duncan was in favor, Jennifer Rogers Markwell abstained from the motion.

C. Tree on Silver Wolf Road Removal Proposal

Jennifer Rogers Markwell made a motion to ratify the Email discussion to remove the tree for \$500.00. Jack Angaran Seconded the motion, motion carried with all in favor.

D. Gate Camera Proposal

Laura Miceli made a motion to approve the gate proposal from Orange Electronic Services for \$2,115.62. Jennifer Rogers Markwell seconded the motion, motion carried with all in favor.

E. Pedestrian Gate Addition

The Board of Directors discussed the proposal for the gate and declined it. Jeff Houston and Manager, Gary Kenyon will work to get more proposals for next meeting.

F. 2019 Meeting Dates

The Board decided that the dates stay the same as 2018 was, which was the 3rd Wednesday of each month was.

G. Traffic Logix- Speed Radar Sign

Jennifer Rogers Markwell made a motion to accept Traffic Logix proposal for the Radar Sign in the amount of \$3,194.00. Jack Angaran seconded the motion, motion carried with all in favor.

7. Management Report

A. Executive Session Report

Gary Kenyon reported that in the last executive session the Board approved the minutes, reviewed delinquencies and discussed violations. The Board took the appropriate action in all matters.

B. Report

Gary Kenyon asked everyone if they can leave the Fire gate alone and not to put a new pad lock on. The Fire Marshall informed Manager, Gary Kenyon it causes issues for trucks to get up there.

8. Correspondence

There was no correspondence to discuss at this time.

9. Membership Open Forum

No Members wish to speak at this time.


10. Adjournment

There being no further business to discuss at this time, Jack Angaran made a motion to adjourn the meeting at 7:36 pm. Laura Miceli seconded the motion, the motion carried with all in favor.

Respectfully Submitted,



Gary Kenyon, Supr. CAM
Recording Secretary



Board Secretary
Board Representative