

**FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
2<sup>ND</sup> QUARTER BOARD OF DIRECTORS MEETING  
MAY 9, 2005**

**BOARD MEMBERS PRESENT:** Jim Manly, Rinaldo Bullentini, Jim Gaskill, Rita Eissmann  
**HOMEOWNERS PRESENT:** Laura Miceli, Larry Morasse  
**PREMIER PROPERTIES:** Kris Lindberg, Community Association Manager  
Jan Falzone, Recording Secretary

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**I. CALL MEETING TO ORDER**

President and presiding officer Rinaldo Bullentini called the May 9, 2005 Board of Directors Meeting to order at 5:38 p.m.

**II. ROLL CALL**

Rinaldo Bullentini noted that all Board Members were present at this meeting.

**III. OPEN DISCUSSION**

Laura Miceli discussed the damaged curbs caused from the snow removal equipment. Photographs were provided for the Board's review.

Larry Morasse addressed the Board of Directors regarding the lot on the map that cannot be sold. In attempts to purchase, a Realtor noted that the lot was not for sale. It was noted that in order to obtain access to the lot, the Homeowner would need to enter through the Association gate. The Homeowner would not pay Homeowner dues until the house is built.

It was reported that the Contractors are speeding throughout the complex as well as Homeowners. It was also stated that Homeowners are having problems with nails in their tire and some have experienced multiple nails in their tires.

Jim Manly discussed the problems with the entrance gate. Jim Gaskill suggested that a light sensor be installed at the gate.

**Motion:** A motion was made by Jim Gaskill, seconded by Rinaldo Bullentini to install a timing devise of a motion eye type sensor. Motion carried.

**IV. APPROVAL OF THE FEBRUARY 7, 2005 MEETING MINUTES**

The Board of Directors reviewed the February 7, 2005 Board Meeting Minutes.

**Motion:** A motion was made by Jim Gaskill, seconded by Rita Eissmann to approve the February 7, 2005 Board Meeting Minutes as written. Motion carried.

**V. APPROVAL OF THE APRIL FINANCIALS**

Jim Manly reviewed the April 2005 Financial Reports. It was noted that the Association has a positive cash flow but the snow removal budget was blown out of the expected expenses for the year. Jim Manly discussed the Association dues being raised to increase the road reserves. Work of the sealing must be done in 2005. The Board of Directors will look at long term securities and obtain bids to invest the remaining funds. Three bids will also be obtained for the crack fill needed.

**Motion:** A motion was made by Jim Gaskill, seconded by Rita Eissmann to approve the April Financial Report as presented. Motion carried.

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**VI. OLD BUSINESS**

**A. Approve Bid and placement of Speed Limit Signs** – The Board of Directors discussed the purchase of two street signs and the installation of both.

**Motion:** A motion was made by Rita Eissmann, seconded by Jim Manly to purchase 2 signs and the hardware and to install the signs on Wednesday. Motion carried.

It was noted that one sign will be installed at the entrance to the Association; the second sign will be installed at the outbound side of the development. This would be located southwest of the power lines near lot 12.

Jim Gaskill thanked Jim Manly for researching the information on the signs. There will be an additional sign installed near lot 5 at a later time.

**B. Present and Approve Fine Schedule** – Jim Manly reported that the fine schedule draft has been completed. Kris Lindberg will mail the fine schedule to the General Membership. Rita Eissmann noted the NRS.116 ruling on the fine schedule and that it must implement the antennas.

**Motion:** A motion was made by Jim Gaskill, seconded by Jim Manly to amend the fine schedule in reference to the antennas. Motion carried.

**C. Present Information Obtained for Speed Trailer** – Rita Eissmann reported that a speed trailer will be placed within the development. Washoe County Sheriff will not ticket the speeders. This is being done in hopes of reducing the speeding within the development. Rita noted that the Association will be placed on a list for the speed trailer. The speed trailer will be on site at no charge.

The Board of Directors noted that the possibility of installing solar powered speed signs has been placed on hold. Rita Eissmann has offered to research further, the cost of the solar powered speed signs.

**V. NEW BUSINESS**

**A. Present and Discuss New Landscape Bids** – Kris Lindberg presented the four landscaping bids. Growth Industries, Lawn Express, Signature Landscaping and Reno Green. Kris noted that the detention pond has not been addressed. The Board of Directors discussed each bid and the services offered from each Contractor.

**Motion:** A motion was made Rinaldo Bullentini, seconded by Rita Eissmann to accept the bid from Growth Industries. Motion carried.

The bid will be presented in October for the snow removal. Kris will verify with Rinaldo Bullentini as to what party is responsible for some of the ditches and the pond. Kris Lindberg will contact Sierra Strippers for a snow removal bid.

**B. Present and Discuss Bids for Street/Curb Cleaning** – The Board of Directors discussed the cleaning of the streets and curbs. Jim Manly contacted several Contractors for the cleaning of the streets and curbs. The bids from J&B Sweeping, A-Clean and Sweeps Nevada. It was noted that the fine schedule will include the cleaning on the lots as this has become a problem.

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**Motion:** A motion was made by Jim Manly, seconded by Jim Gaskill to accept the written bid submitted from Sweeps Nevada. Motion carried.

**C. Review Architectural Committee –**

**Makeup, Remove/Appoint New Members** – The Homeowner at 12825 Silver Wolf Road, Lot #57 submitted plans to the Architectural Committee and it was noted that the suggestions were ignored. The Board of Directors reviewed the plans that were submitted by the Homeowner. The Board of Directors were requesting that the items discussed be resubmitted from the Homeowner but no changes were made.

Lot #34 is under construction and the Board received the plans from the Homeowner. Letters were received from the Homeowners of Lot #29, Lot #20, Lot #31 and Lot #32.

**Propose a Fee Increase for Plans Submitted to the Architectural Committee** – Rita Eissmann discussed adding another Member to the Architectural Committee. It was suggested that Steve Miles serve as a Member on the Committee since he does not have a home in the development.

**Motion:** A motion was made by Rita Eissmann, seconded by Jim Gaskill to add another Member to the Architectural Committee. Motion carried.

The Board of Directors opposed assessing a fee increase for plans submitted to the Architectural Committee.

**D. Update on Disassociation from Fieldcreek** – Jim Gaskill reported that he will take action item and discuss with Steve Wenzel. Jack has offered to assist Jim Gaskill. The items discussed will be the Board of Directors authority and the Homeowners authority and the general concerns of the Association.

**E. Snow Removal Bids** – This issue has been tabled at this time.

**VI. SCHEDULE THIRD QUARTER BOARD MEETING**

The third quarter Board of Directors Meeting is scheduled for September 8, 2005.

**VII. ADJOURNMENT**

There being no further business to discuss, the 2<sup>nd</sup> quarter Board of Directors Meeting was adjourned at 7:40 p.m.

Respectfully submitted by,

Approved by,

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Jan Falzone  
Recording Secretary

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Association Secretary

**Balance Sheet (Cash)  
Consolidated Statement  
Apr 2005  
Fairways**

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fairway  
5/9/2005  
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**ASSETS**

Cash

Cash in Bank-1	2,232.28
Refundable Compliance Deposit	5,600.00
Non Refundable Road	650.00
Cash in Bank-Reserve	44,419.42

Total Cash 52,901.70

**TOTAL ASSETS** 52,901.70

**LIABILITIES & CAPITAL**

Liabilities

Prepaid Dues	1,143.91
Deposits to be Refunded	5,600.00

Total: 6,743.91

**Reserves**

Reserves	43,960.71
Contingency Reserve	458.71

Total Reserves 44,419.42

Total Liabilities 51,163.33

**CAPITAL**

Retained Earnings	-3,454.92
2004 Past Retained Earnings	2,731.32
Past Retained Earnings	2,461.97

Total Equity 1,738.37

**TOTAL LIAB. & CAPITAL** 52,901.70

**Budget Comparison Cash Flow (Cash)  
Consolidated Statement  
Apr 2005  
Fairways**

*Boody*

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
Regular Assessments 3110	7,722.50	<del>6,873.08</del>	849.42	12.36	20,768.70	27,492.32	<del>-6,723.62</del>	24.46	82,477.00
Architect Review Fees 3125	1,000.00	250.00	750.00	300.00	1,050.00	1,000.00	50.00	5.00	3,000.00
Non-refundable Rd.use fee 3126	1,400.00	0.00	1,400.00	0	2,100.00	0.00	2,100.00	0	0.00
Late charges 3130	0.00	0.00	0.00	0	64.35	0.00	64.35	0	0.00
Transfer Fees 3170	0.00	0.00	0.00	0	450.00	0.00	450.00	0	0.00
Gate Remote Reimb. 3410	26.95	0.00	26.95	0	79.85	0.00	79.85	0	0.00
Reimbursements/Refunds 3510	0.00	0.00	0.00	0	1,370.00	0.00	1,370.00	0	0.00
Gate Remotes 3610	0.00	0.00	0.00	0	185.15	0.00	185.15	0	0.00
<b>TOTAL INCOME</b>	<b>10,149.45</b>	<b>7,123.08</b>	<b>3,026.37</b>	<b>42.49</b>	<b>26,068.05</b>	<b>28,492.32</b>	<b>-2,424.27</b>	<b>-8.51</b>	<b>85,477.00</b>
Return from Reserves	0.00	1,685.83	-1,685.83	-100.0	0.00	6,743.32	-6,743.32	-100.0	20,230.00
<b>TOTAL</b>	<b>0.00</b>	<b>1,685.83</b>	<b>-1,685.83</b>	<b>-100.0</b>	<b>0.00</b>	<b>6,743.32</b>	<b>-6,743.32</b>	<b>-100.0</b>	<b>20,230.00</b>
<b>EXPENSES</b>									
<b>ADMINISTRATIVE EXPENSES</b>									
Taxes 4003	0.00	1.25	1.25	100.00	250.00	5.00	-245.00	-4.900	15.00
Management Fee 4005	500.00	544.00	44.00	8.09	2,000.00	2,176.00	176.00	8.09	6,528.00
Additional Mgmt Fees 4006	35.00	33.33	-1.67	-5.01	229.00	133.32	-95.68	-71.77	400.00
Postage 4007	33.82	33.33	-0.49	-1.47	167.93	133.32	-34.61	-25.96	400.00
Legal fees 4008	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
Printing/Office Supplies 4009	5.00	62.50	57.50	92.00	263.80	250.00	-13.80	-5.52	750.00
Bank Charges 4010	0.00	0.83	0.83	100.00	0.00	3.32	3.32	100.00	10.00
Secretary of State 4011	0.00	2.08	2.08	100.00	0.00	8.32	8.32	100.00	25.00
Accounting 4012	0.00	29.17	29.17	100.00	0.00	116.68	116.68	100.00	350.00
Architect Review Fees 4013	0.00	62.50	62.50	100.00	0.00	250.00	250.00	100.00	750.00
Association Expense 4014	0.00	3.75	3.75	100.00	24.96	15.00	-9.96	-66.40	45.00
Architectural Mtg Expense 4016	59.87	33.33	-26.54	-79.63	102.82	133.32	30.50	22.88	400.00
Nevada Business License 4018	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
<b>TOTAL ADMINISTRATIVE EXP</b>	<b>633.69</b>	<b>897.73</b>	<b>264.04</b>	<b>29.41</b>	<b>3,038.51</b>	<b>3,590.92</b>	<b>552.41</b>	<b>15.38</b>	<b>10,773.00</b>
<b>OVERHEAD EXPENSES</b>									
Landscaping Contract 4320	225.00	300.00	75.00	25.00	675.00	1,200.00	525.00	43.75	3,600.00
Landscape Supplies 4321	0.00	8.33	8.33	100.00	75.00	33.32	-41.68	-125.0	100.00
Insurance 4520	936.00	208.33	-727.67	-349.2	936.00	833.32	-102.68	-12.32	2,500.00
Gate Repair 4525	164.73	83.33	-81.40	-97.68	164.73	333.32	168.59	50.58	1,000.00
Transfer Fees 4540	150.00	0.00	-150.00	0	150.00	0.00	-150.00	0	0.00
Drain Maintenance 4542	0.00	83.33	83.33	100.00	0.00	333.32	333.32	100.00	1,000.00
<b>TOTAL OVERHEAD EXPENSES</b>	<b>1,475.73</b>	<b>683.32</b>	<b>-792.41</b>	<b>-115.9</b>	<b>2,000.73</b>	<b>2,733.28</b>	<b>732.55</b>	<b>26.80</b>	<b>8,200.00</b>
<b>UTILITY EXPENSE</b>									
Electricity 4592	28.10	25.00	-3.10	-12.40	123.43	100.00	-23.43	-23.43	300.00
Gate Telephone 4593	34.14	33.33	-0.81	-2.43	137.44	133.32	-4.12	-3.09	400.00
Snow Removal 4595	0.00	0.00	0.00	0	2,465.64	0.00	-2,465.64	0	0.00
Water 4596	40.40	66.67	26.27	39.40	153.26	266.68	113.42	42.53	800.00
<b>TOTAL UTILITY EXPENSE</b>	<b>102.64</b>	<b>125.00</b>	<b>22.36</b>	<b>17.89</b>	<b>2,879.77</b>	<b>500.00</b>	<b>-2,379.77</b>	<b>-475.9</b>	<b>1,500.00</b>
<b>OPERATING EXPENSES</b>									
Ombudsman Fee 4630	0.00	16.00	16.00	100.00	0.00	64.00	64.00	100.00	192.00
<b>TOTAL OPERATING EXPENSES</b>	<b>0.00</b>	<b>16.00</b>	<b>16.00</b>	<b>100.00</b>	<b>0.00</b>	<b>64.00</b>	<b>64.00</b>	<b>100.00</b>	<b>192.00</b>
<b>RESERVE EXPENSES</b>									
Road Expense 4684	0.00	1,685.83	1,685.83	100.00	0.00	6,743.32	6,743.32	100.00	20,230.00
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>1,701.83</b>	<b>1,701.83</b>	<b>100.00</b>	<b>0.00</b>	<b>6,807.32</b>	<b>6,807.32</b>	<b>100.00</b>	<b>20,422.00</b>



# 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
659	monthly-659	04/01/05	04/05		1110	PrePro	PREMIER PROPER	500.00	Mgmt Comm
	528	04/05/05	04/05		4005	1	Management Fee 4	500.00	
660		03/30/05	04/05	04/19/05	1110	WasUli	Washoe County Trc	40.40	Acct #10005592-20002677 Irrigation
	526	04/05/05	04/05		4596	1	Water 4596	40.40	
661	F@F-2005-	04/11/05	04/05		1110	Finish	Finishing Touch Lan	225.00	Landscape Maintenance
	529	04/18/05	04/05		4320	1	Landscaping Contra	225.00	
662	5027	04/12/05	04/05		1110	NAPA	NAPA-SONOMA	59.87	Lunch Meeting
	530	04/18/05	04/05		4016	1	Architectural Mtg Ex	59.87	
663	12688	04/08/05	04/05		1110	UnzEle	Unzy Electric	164.73	Check & Repair Security Gate
	533	04/18/05	04/05		4525	1	Gate Repair 4525	164.73	
664	0305	04/01/05	04/05		1110	PrePro	PREMIER PROPER	73.82	Reimbursement/Extra Mgt
	531	04/18/05	04/05		4009	1	Printing/Office Suppl	3.80	
	531	04/18/05	04/05		4007	1	Postage 4007	33.82	
	531	04/18/05	04/05		4009	1	Printing/Office Suppl	1.20	
	531	04/18/05	04/05		4006	1	Additional Mgmt. Fe	5.00	
	531	04/18/05	04/05		4006	1	Additional Mgmt. Fe	30.00	
665		04/13/05	04/05	04/29/05	1110	SPPC	Sierra Pacific	28.10	Acct #739439 442965 3/8-4/8/05
	532	04/18/05	04/05		4592	1	Electricity 4592	28.10	Electric
666	042005	04/20/05	04/05	05/01/05	1110	Menicucc	Menicucchi Insuranc	936.00	D&O Renewal
	534	04/25/05	04/05		4520	1	Insurance 4520	936.00	
667	040805	04/08/05	04/05	05/03/05	1110	SBC	SBC	34.14	Acct #775 852-20?1
	535	04/25/05	04/05		4593	1	Gate Telephone 459	34.14	
668		04/21/05	04/05		1112	1	FAIRWAYS HOME	250.00	Preliminary Plans Deposit - 12930
	536	04/29/05	04/05		2213	1	Deposits to be Refu	250.00	Silverwolf

TOTAL 2,312.06  
TOTAL UNPAID 0.00

Number	Totals By Account Name	Total
1110	Cash in Bank-1	2,062.06
1112	Refundable Compliance Deposit	250.00
2213	Deposits to be Refunded	250.00
4005	Management Fee 4005	500.00
4006	Additional Mgmt. Fees 4006	35.00
4007	Postage 4007	33.82
4009	Printing/Office Supplies 4009	5.00
4016	Architectural Mtg Expense 4016	59.87
4320	Landscaping Contract 4320	225.00
4520	Insurance 4520	936.00
4525	Gate Repair 4525	164.73
4592	Electricity 4592	28.10
4593	Gate Telephone 4593	34.14
4596	Water 4596	40.40