



**The Fairways at Fieldcreek Ranch  
Board of Directors Meeting  
April 20, 2023**

**Board Present**

Norm Kelly– President  
Gretchen Swope – Vice President  
Kristi Schaffner – Secretary  
Michael Fackelmann– Treasurer  
Jeff Houston – Director

**Management**

Jeannie Redinger– SUPR. CAM

**Membership**

List on File

**1. Call to Order/Roll Call**

Board President, Norm Kelly, called the meeting to order at 6:02pm. With all Board Members present a quorum was established. The meeting was held at Raley's on Wedge Parkway.

**2. Members Open Forum - Agenda Items**

Streets

**3. Approval of Minutes**

Kristi Schaffner made a motion to approve the January 19, 2023 meeting minutes as written. Michael Fackelmann seconded the motion. The motion carried unanimously.

**4. Financial Reports**

Michael Fackelmann, treasurer, reported that the financials have been received through February 2023. Kristi Schaffner made a motion to approve the financials through February 2023 subject to the year-end audit and review. Michael Fackelmann seconded the motion. The motion carried unanimously.

**5. Committee Reports**

**A. Gate & Landscape Committee**

Jeff Houston updated the board that all safety upgrades have been completed.

**B. Road Maintenance Committee**

Norm Kelly reported during James Pinger's absence that SNC submitted a proposal for approximately \$71,000 for crack fills and sealing the road.

**C. Architectural Committee**

Kathi Angaran requested that management research the older deposits to follow up on 3 deposits from 2013, 2014 & 2018 and report back to the Board. Kathy Angaran also brought up that Rinaldo Bullentini's fence is not a good neighbor fence. Kathi requested the Board appoint Shaun Bittick to the ARC. Gretchen Swope made a motion to appoint Shaun Bittick to the ARC, seconded by Jeff Houston. Motion carried unanimously.

**6. Unfinished Business**

**A. Report of Action taken Between Meetings by the Board**

Jeff Houston reported that Shaun Bittick was appointed to

**B. 25MPH Compliance Report/Gate Report / March Graphs**

Nothing to discuss at this time

C. Discussion & Approval of Management Contract

Tabled

E. Discussion & Approval for Update/Proposal for Crack Repairs on the Roads

Michael Fackelmann made a motion to accept the proposal submitted by SNC for approximately \$71,000, seconded by Gretchen Swope. Motion carried unanimously.

7 New Business

A. Discussion & Approval of Drainage Ditch Maintenance

Community Manager Jeannie Redinger and Jeff Houston will work on contacting residents to clean up around the drainage ditch so that they can be inspected for maintenance to be performed by the association.. Jeannie will get a couple of proposals on maintaining the ditches.

B. Discuss Maintenance of Public Utility, Pedestrian & Equestrian Easement Between The Fairways and Whites Creek Estates/Mountaingate.

Community Manager Jeannie Redinger and Jeff Houston will work on getting a letter out to the appropriate residents regarding the easements by April 28<sup>th</sup> and giving the residents until June 1 to complete their clean up.

8. Correspondence

None at this time.

9. Items to be on Next Agenda

10. Executive Session Summary

The Board approved the minutes and reviewed the delinquencies.

11. Membership Open Forum

None

11. Adjournment

With no further business to discuss at this time, Kristi Schaffner made a motion to adjourn the meeting at 7:19pm Gretchen Swope seconded the motion. Motion carried unanimously.

Respectfully Submitted,

  
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Jeannie Redinger  
Recording Secretary

  
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Kristi Schaffner,  
Board Secretary