The Fairways at Fieldcreek Ranch
Board of Directors Meeting
October 20, 2022

Board Present
Norm Kelly– President
Gretchen Swope – Vice President
Kristi Schaffner – Secretary (via phone)
Michael Fackelmann– Treasurer (via phone)
Jeff Houston – Director (via phone)

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 6:38pm. 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**
   None

3. **Election of Officers Position/Bank Signer**
   Gretchen Swope made a motion to appoint Norm Kelly as President, Michael Fackelmann seconded the motion. Motion carried unanimously
   Jeff Houston made a motion to appoint Gretchen Swope as Vice President, Michael Fackelmann seconded the vote. Motion carried unanimously
   Gretchen Swope made a motion to appoint Michael Fackelmann as Treasurer, Kristi Schaffner seconded the motion. Motion carried unanimously.
   Gretchen Swope made a motion to appoint Kristi Schaffner as Secretary, Michael Fackelmann seconded the motion. Motion carried unanimously.
   Jeff Houston will be director at large, with all board members being signers on bank accounts.

Approval of Minutes
Gretchen Swope made a motion to approve the August 4, 2022 meeting minutes as written. Jeff Houston seconded the motion. The motion carried unanimously

4. **Financial Reports**
   The Board President, Norman Kelly, reported that the financials have been received through September 2022. Gretchen Swope made a motion to approve the financials through September 2022 subject to the year end audit and review. Jeff Houston seconded the motion. The motion carried unanimously.

5. **Unfinished Business**
   A. **Report of Action taken Between Meetings by the Board**
      The Board approved the cleanup around the detention pond and drainage ditches.
   B. **Draft 2020 Audit:**
      Tabled
   C. **25MPH Compliance Report/Gate Report / March Graphs**
      The Board reviewed the 25MPH report with the graphs for September 2022.

6. **New Business**
   A. **Discussion & Approval of Annual Reserve Study Update**
      Tabled
   B. **Discussion & Approval of 2023 Draft Budget**
      Gretchen Swope made a motion to approve the 2023 Draft Budget as submitted. Jeff Houston seconded the motion. Motion carried unanimously.
   C. **Discussion & Approval of 2023 Schedule of Board Meetings**
      Gretchen Swope made a motion to schedule the board meetings on the dates listed below. Kristi Schaffner seconded the motion. Motion carried unanimously.
      - January 19, 2023
      - April 20, 2023
      - July 20, 2023
      - October 19, 2023

   D. **Discussion & Approval to Sign Bylaws & CC&R's from 2000**
      Gretchen Swope made a motion to approve the signing of Bylaws & CC&R's from 2000. Michael Fackelmann seconded the motion. Motion carried unanimously.
   E. **Discussion & Approval of Architectural Chair Resignation**
      Jeff Houston made a motion to accept Michael Fackelmann's resignation as Chair of the Architectural Committee. Kristi Schaffner seconded the motion. Motion carried unanimously.
   F. **Discussion & Approval to Appoint Chairperson/Members for the Architectural Committee**
      Gretchen made a motion to table this item until the board had a chance to interview additional residents that would like to serve on the committee. Kristi Schaffner seconded the motion. Motion carried unanimously. Michael Fackelmann made a motion to appoint Karin Klove as an interim Chairperson for the Architectural Committee. Gretchen Swope seconded the motion. Motion carried unanimously.
   G. **Discussion & Approval of Management Contract**
      Norm Kelly made a motion to table the Management Contract until the next meeting. Gretchen Swope seconded the motion. Motion carried unanimously.
   H. **Discussion & Approval of ARC Rules & Condition for Approval of SEG's**
      Gretchen Swope made a motion to approve the revised ARC Rules & Condition for Approval of SEG's. Jeff Houston seconded the motion. Motion carried unanimously.
   I. **Discussion & Approval of Menath Insurance Renewal**
      Kristi Schaffner made a motion to approve the insurance renewal with Menath Insurance. Gretchen Swope seconded the motion. Motion carried unanimously.
   J. **Discussion & Approval of 2023 Snow Removal Contract**
      Gretchen Swope made a motion to approve the 2023 Snow Removal Contract with Newmarker. Jeff Houston seconded the motion. Motion carried unanimously.
   K. **Update Residents on Current Litigation**
      Jack Angaran updated the residents on the current litigation.

7. **Correspondence**
   None at this time.

8. **Items to be on Next Agenda**
   Committee Reports
   Fire

9. **Executive Session Summary**
   The Board approved the minutes and reviewed the delinquencies.

10. **Membership Open Forum**
    Welcome Committee
    Fire Adaptive Committee

11. **Adjournment**
    With no further business to discuss at this time, *Norm Kelly adjourned the meeting at 7:35 pm.*

Respectfully Submitted,

Jeannie Redinger
Recording Secretary

Kristi Schaffner,
Board Secretary