

**The Fairways at Fieldcreek Ranch Homeowners Association
Board of Directors Meeting
February 10, 2014**

<u>Board Present</u>	<u>Management</u>	<u>Members/Guests</u>
Mike Vonada – President	Tracy Jones	See List
Gary Fornfeist – Vice President		
Lisa Martin – Treasurer		
Kathy Braband – Secretary		
Dennis Bryan – Director		

Call to Order/Establish Quorum

The meeting was held at Equus Management Group, 5480 Reno Corporate Drive #100, Reno, NV 89511 and was called to order at 6:00 p.m. by President, Mike Vonada. With all 5 Board Members present, a quorum was established.

Introduce new Manager

Mike Vonada introduced Tracy Jones as the new Community Manager for The Fairways at Fieldcreek Ranch HOA. Mike explained the reason for the change is inconsistency with enforcing the CC&R's and also in record keeping. The Association was on a one year contract with Equus but is now on a month-to-month contract.

Homeowner Comments

There was a discussion about all of the sand on the roads within the Association. Mike Vonada told Tracy Jones to go ahead and call the street sweeper to clean the streets.

Alberto Bullentini asked Mike Vonada if anyone authorized surveying from the air. He found a big white "X" on his property. He asked his brother to remove it and put it at the side of the road for whomever to come back and pick it up. The Board doesn't know anything about it.

Report on Actions Taken in Executive Session

There is nothing to report at this time.

Discussion/Approval of Minutes

Lisa Martin made a motion to approve the November 18, 2013 BOD meeting minutes as written. Kathy Braband seconded the motion. The motion carried with all in favor.

Financial Review

Lisa Martin made a motion to approve the November and December 2013 financials and table the January 2014 financials that were not available yet. Kathy Braband seconded the motion. The motion carried with all in favor.

Mike Vonada asked about the status of the Refundable Account. Tracy Jones explained that she had just found out about it and had not had time to look at it. Lisa Martin said she would get with Tracy to balance this account.

Old Business

Update on DSL at Front Gate

Rich explained that DSL is not doable and that a larger router is needed for the camera to be able to download video from camera to a laptop. He also stated that the new router needs to be moved lower. Rich said that the cost would be under \$200.00.

Dennis Bryan made a motion for Rich to buy the new router and install it. Gary Fornfeist seconded the motion. The motion carried with all in favor.

Update on Speed Limit Signs

Gary Fornfeist explained that the problem with speeding is getting worse and that a woman passed him in a small grey SUV and she was probably going 60 mph. He stated that he has looked into solar operated radar signs that flash your speed limit as you go by. They mount to signs that are already in place and the cost is \$2,500.00 per unit. Everyone agrees that they do not want speed bumps within the Association. There was a brief discussion about how many signs are currently in the Association and how bad the speeding has become recently and where the signs would be placed. Someone asked how much a speed limit sign with a camera on it would be. Mike Vonada discussed that fact that the Sheriff's Department had put one of their trailers within the association that showed your speed and that people would slow down. Speeding has always been an issue in the community. It was discussed that more speed limit signs were needed as well. Gary Fornfeist made a motion to add 3 more regular speed limit signs and 2 of the flashing radar signs at a cost of approximately \$6,500.00. Lisa Martin seconded the motion. The motion carried with all in favor. There was a discussion about sending a letter to everyone reminding them of the speed limit and informing them of the new signs that had to be purchased. It was suggested that one sign needs to go near the entrance. We also need to find out who will voluntarily allow signs on their property. The ditch would be a good area for a sign. It was also discussed that a resident can sign in witnessing speeding.

Bids for new Landscaping Service

Mike Vonada explained that Reno Green has failed in doing what they are supposed to. Tracy Jones will send Reno Green a 30-day termination notice and the new company will begin in 30 days.

Update on Website

Jeff Houston has built the HOA an incredible website. The HOA owns the website and the cost to maintain it will be \$12.48 per month. The website has governing documents, minutes, agendas, etc. Mike Vonada asked Alex Bullentini if his wife would be willing to work with Jeff in getting all of the documents needed. He said no problem.

Change in Bylaws and CC&R's

Tracy Jones stated the results of the votes were as follows: 39 Yes and 2 No on the Bylaw Changes for term of office for Board Members so it passed. 32 Yes and 9 No on the CC&R changes. Tracy Jones miscounted at first so it was actually 33 Yes. Therefore, both items passed. Mike thanked Kathy Braband and Lisa Martin for going around the neighborhood to get votes.

New Business

None at this time.

ARC Report

Changes in regard to Mailbox

Lisa Martin explained that the mailbox is going to be moved into the Construction plans and will not be part of the Landscaping plans. That way the mailbox goes up when the house goes up.

Changes in regard to Mailboxes and Shingle Roofs

Lisa Martin said the change would be to remove the 40-year composition shingles being okay for mailboxes to tile roof only.

Changes in regard to Construction Deposit split

Right now the construction deposit split is \$14,000 construction and \$1,000 landscaping. The split will now read \$10,000 construction and \$5,000 landscaping.

Mike Vonada made a motion to approve all 3 of the above-mentioned recommended changes to the ARC documents. Gary Fornfeist seconded the motion. The motion carried with all in favor.

Homeowner Comments

Rich had a comment about the new house that was put in has a mailbox that is taller than he is. Is there a way to prevent that from happening again? It was explained that the mailbox was approved through the ARC. It was measured and falls within the guidelines for the mailbox. Alberto wanted to know if the post office has a height limit for the mailboxes and it was explained that they do. Mike stated that the mailbox will not be removed or changed.

Adjournment

Kathy Braband made a motion to adjourn the meeting at 6:31 pm. Dennis Bryan seconded the motion. The motion carried with all in favor.

Respectfully submitted by:
Tracy Jones, CAM

Secretary