

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
April 11, 2019**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli – Treasurer - *Excused*
Victoria Kahn – Director - *Excused*
Jennifer Rogers Markwell – Secretary

Management

Gary Kenyon – Supr. CAM

Membership

List on File

1. Call to Order/Roll Call

Board President, Jack Angaran, called the meeting to order at 6:06 pm. With three of the five Board Members present a quorum was established.

2. Members Open Forum - Agenda Items

None of the Membership had any input or comments at this time.

3. Presidents Report

Jack Angaran stated that the Association is doing great and improvements are being made to the entrance to the community and speed limits are going to be monitored for a few individuals.

4. Approval of Minutes – November 26, 2018

The Board of Directors reviewed the minutes from January 28, 2019. *Jennifer Rogers Markwell made a motion to approve the January 28, 2019 meeting minutes as written. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

5. Financial Reports

A. Review of Reports – through November 2018

Supervising Community Manager, Gary Kenyon, reported that financials have been received through February 2019 with Bank Statements attached. It was stated that there is \$221,318.69 in the Operating Account and \$377,063.69 in the Reserve Funds with Total Assets in the amount of \$605,066.78. *Jack Angaran made a motion to approve the financials through February 2019 subject to the year end audit and review. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

B. Review of Bank Statements

The Board received the Bank Statements through February 2019.

6. Old Business

A. Traffic Logix Speed Radar Sign - Update

Resident Owner, Jeff Houston, stated that the sign has been installed and the HOA is now able to monitor speed limits. Jeff stated that Resident Owner, Tom Swope, will be helping with the completed plans, commercial paint, and the electrical not being completed as it is currently only ran by an extension cord to 12840 Silver Wolf.

Resident Owner, Dean Moncocchia, asked what the penalties are for going over the speed limit. Board President, Jack Angaran, stated that there is a speeding policy and it will be enforced with a

not tolerance policy for speeding. Supervising Community Manager, Gary Kenyon, stated that he will be sending out a copy of the speeding rule to the Membership via email.

President, Jack Angaran, stated that the speed sign will now be monitored by the Gate Committee Members made up of the following owners. Mark Markwell, Dean Moncoccia, and Dana Moncoccia. *Jack Angaran made a motion to approve the new Gate Committee as stated. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

New Business

A. Ring Doorbell Presentation & Guest Speakers from TID Systems – IT Service & Security

The Board of Directors agreed to combine agenda items A. and B. under new business to one agenda item to be presented at the same time by the Guest Speakers from TID Systems. The representatives from TID Systems presented security options to the membership that was present during the meeting and handed out contact information for in home security installations. The guest speakers also gave a brief presentation of Ring Doorbell that owners can get installed on their homes which allows for viewing of who is walking up to the home and ringing the doorbell. The system allows homeowners to speak directly to service providers or guests when they activate the ring doorbell system. It was noted that the service provided by TID Systems was not an HOA sanctioned product and owners would have to afford the cost of installations and monitoring. No action was taken on this agenda item by the Board of Directors. It was strictly an information only agenda item.

B. Gate Damage Repairs – Bid – Community Access Systems - Ratify

The Board of Directors were provided a proposal from the preferred vendor that works on the Gates to the community, CAS – Community Access Systems for labor and materials to replace (2) bent pickets on the entry primary gate and reattach angle iron to the gate operator in the amount of \$733.06. Since the gate was damaged this bid was already signed and executed, but needed to be ratified by the Board of Directors. *Jack Angaran, made a motion to ratify the proposal for the gate picket repairs in the amount of \$733.06. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.* The Board of Directors suggest that Management have the owners that damaged the gate file an insurance claim. Management stated that they will make the suggestion, but the owners would like to pay for the damages up front without involving their insurance company.

C. Gate Batter Pack Replacement – Bid – Community Access Systems - Ratify

The Board of Directors were provided a proposal from the preferred vendor that works on the Gates to the community, CAS – Community Access Systems for labor and materials to supply labor and material to replace the failed battery pack on the entry primary operator gate in the amount of \$457.41. Since the gate must have a backup battery functioning in case of a power outage this bid was signed and executed, but needed to be ratified by the Board of Directors. *Jennifer Rogers Markwell, made a motion to ratify the proposal for the installation of the new battery pack in the amount of \$457.41. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

D. Gate Powder Coating – Bid – Community Access Systems

The Board of Directors were provided a proposal from the preferred vendor that works on the Gates to the community, CAS – Community Access Systems for labor and materials to powder coat (4) main vehicle gates and replace all hinges. Jack Angaran stated that due to the amount of the expense for powder coating the gates that the Board of Directors would like to see bids for this project. *Jennifer Rogers Markwell made a motion to obtain bids for powder coating the gates and billing back the owners that damaged the gates with their car. The HOA would cover the cost of the other three gates while the owner that damaged the entry gate would be responsible for replacing the two pickets and powder coating the left side of the entry gate. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

E. Exit Gate Key Pad - Update

Gate Committee Chairman, Jeff Houston, provided two key pad exit systems that the Board of Directors could consider. One of the systems involved a Key FOB for entry and would require all the owners to purchase a Key FOB to utilize the exit gate key pad. The other system was a standard number key pad that would allow owners to punch in their four-digit entry codes to open the exit gate. *Jennifer Rogers Markwell made a motion to approve the purchase and*

installation of the number key pad system in the amount of \$248.00. Jack Angaran seconded the motion. The motion carried with a vote of all in favor.

F. Year End Audit & Review – CPA Gene Clawson - Bid

Management provided the bid from CPA Gene Clawson for the year end audit and review. Gene Clawson, CPA has done the audit for Fairways at Fieldcreek Ranch for the past several years. Jack Angaran read aloud from the proposal that the 2018-year end audit expense was \$1,950.00 and the 2018 Tax Return expense was \$255.00. Jack Angaran directed Management that next year he would like to have bids on the year and audit and tax return. *Tom Duncan made a motion to approve the proposal provided from CPA Gene Clawson in the amount of \$1,950.00 for the 2018-year end audit and \$255.00 for the 2018 tax returns. Jack Angaran seconded the motion. The motion carried with a vote of 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 appropriate action was taken per NRS116, Collection Policy and Governing Documents.

8. Correspondence

There was no correspondence to discuss at this time.

9. Membership Open Forum

Owner of 13035 Silver Wolf, Connie Duncan, stated that there will be a tree removed and she will be planting some pansies in the front entry area.

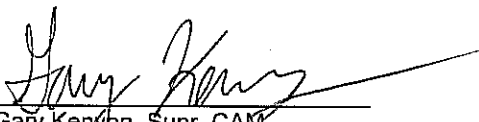
Owner of 12790 Silver Wolf, Gino Bullentini, stated that there is trash in the community that is probably coming from the house that is almost finished on Silver Wolf Rd. and that he has spotted cougars and bears in the community.

Owner of 12880 Silver Wolf, Kathy Braband, asked when the new gate codes will come into effect and would like to know when the Waste Management dumpsters will be put on site this spring. Jeff Houston reported that he would like the Board of Directors to approve his forms for owners to fill out and send in the management before we start switching gate codes and things it will help the process. Management stated that Waste Management dumpsters are going to be onsite in the last week of April, but an email will be going out to all the owners to put them on notice.

10. Adjournment

There being no further business to discuss at this time, *Jack Angaran adjourned the meeting at 7:34 pm.*

Respectfully Submitted,


Gary Kenyon, Supr. CAM
Recording Secretary


Jennifer Rogers Markwell
Board Representative