

May 10, 2011

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

Tuesday, May 10, 2011 at 6 p.m.

At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502

2nd Quarter Board of Directors Meeting

Minutes

Actions Taken This Meeting

Approval of Minutes – February 8, 2011

Financial Report/ Acceptance – Through April 30, 2011 following review of Bank Statements and Financial Reports

Approval for installation of 8 Guardian Hinges with grease fittings and align gates [\$1,898]

Jim, Jeff and Rich will research and present a design at the August meeting for fall implementation.

The issue with HBO was resolved by actions of the Board, management and legal counsel, Nancy Gilbert. A letter will be drafted by the Board to the owners to explain what took place.

6 p.m. Call Meeting to Order

Roll Call: Rita Eissmann, Jim Manly, Jeff Houston, Rich Braband Absent: Larry Morasse

Open Discussion None

Business Meeting

Approval of Minutes – February 8, 2011

Motion: Jim Manly

Second: Jeff Houston

Approved

Financial Report/ Acceptance – Through April 30, 2011 following review of Bank Statements and Financial Reports

Motion: Jim Manly

Second: Rita Eissmann

Approved

Income Tax Filing 2010 – Taxes were filed – association pays on the interest received from the Reserves at 30% = \$785.

New Business

- Gate Repairs – the gate is mostly working at this time. The antenna was misaligned. Reno Green has been requested to look for a leak near the post of the exit gate.

Approval for installation of 8 Guardian Hinges with grease fittings and align gates [\$1,898]

Motion: Rita Eissmann

Second: Rich Braband

Approved.

- Process for ARC Construction Deposits

Currently there is no specific process for construction deposits – i.e. the requirements for refund of deposits to whom should the property change while in process of being constructed. The deposit required for new construction of a home is \$15,000 [refundable]. The ARC should verify construction according to plan for refund. Other deposits are \$5,000 for an addition and \$1,000 for fencing, etc. There is a \$250 deposit [non-refundable] for ARC approval process. Originally this was designed to be distributed \$100 for review by Architects and \$50 for presence of management.

Discussion ensued as to smaller projects not being required to have a refundable deposit such as adding a tree or changing a sidewalk from concrete to pavers or a mailbox.

Jeff Houston stated there should be an algorithm in place without hoha. Perhaps waiver for small projects. There was discussion on whether or not the association could accept a bond as a deposit. The form should establish the type of deposit which will be accepted by the association.

Jeff Houston and Rich Braband agreed to work on a format and concept for ARC review.

- Discussion of Foreclosure Process – Legalities

May 10, 2011

Jim Manly and Rita Eissmann met with Gayle Kern to discuss details of foreclosures by the Association on owners delinquent in The Fairways. The policy established according to NRS states that it is the fiduciary duty of Board members to collect assessments and a policy was adopted as required by NRS to address delinquencies/liens/foreclosures. If some owners don't pay assessments and follow up by the Board is not done it could lead to special assessments to owners to maintain the association.

- Discussion on Road Cracks – new cracks and widening of existing cracks
A`La Carte will obtain three sealed bids for the August meeting for crack fill and slurry seal from Asphalt Protectors/Sierra Maintenance and one other. Contractors will walk The Fairways with Jim prior to submittal. The cost will be expensed from the reserve fund.

Old Business

- The ARC process, dues, deposits etc. [see above]
- Vandalism in The Fairways – Police Report on vandalism [Tire Marks at Front Entry]

The police report was obtained on the vandalism to the front entry. Witness knows who was responsible but police report remains open. Contacting the parent of the vandal was discussed.

- Update of Main Entrance Enhancement

Reno Greens bid for the front entry was opened. Cost is \$6295. The entry design has been discussed in the past. It must have a “WOW” factor – new signage and color. Jim Manly submitted a rough rendition of a plan awhile back which will be reviewed and an architect consulted. The funding has already been approved. It was noted that the gates were powder coated about 5 years ago for approximately \$2500. Getting a consensus on a plan for the entry will be 1/3 will like, 1/3 will dislike and 1/3 won't care.

Jim, Jeff and Rich will research and present a design at the August meeting for fall implementation.

Motion: Rita Eissmann

Second: Jeff Houston

Approved

Management Report/A`La Carte

The issue with HBO was resolved by actions of the Board, management and legal counsel, Nancy Gilbert. A letter will be drafted by the Board to the owners to explain what took place.

Next Meeting: August 9, 2011 3rd Quarter Board Meeting

**Add “speeding” to the August Agenda – an issue which has been discussed many times in the past.
Open Discussion**

Adjournment:

Motion: Rita Eissmann

Second: Rich Braband

Adjourned

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

**Professionally Managed by: A`La Carte Association Management, LLC
1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502
(775) 824-0777 A`La Carte • (775) 824-0778 Fax
sharon@alacartemanagement.com**