

October 11, 2010

THE FAIRWAYS AT FIELDCREEK RANCH

“A COMMON INTEREST COMMUNITY”

4th Quarter Board of Directors Meeting/Annual Meeting - Election of Officers Organizational Meeting of New Board

October 11, 2010 6 p.m.

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

Actions Taken This Meeting

Anchor Concrete chosen as contractor for roadway repair at Gate

Approval of Minutes: August 10, 2010

Acceptance of Financial Report through September 30, 2010

Renewal of Liability/D&O Ins. With CAU

Approval of Snow Contractor – JP and Son

Approval of Retention Pond Cleaning – Reno Green

Choice of Reserve Study Specialist – Resource 1

Board Approval of 2011 Budget

Election of: Richard Braband and Jeffrey Houston

Rita Eissmann, President/ Jim Manly, Treasurer/ Larry Morasse, Vice President/ Richard Braband, Secretary/ Jeff Houston, Director-at-Large

4th Quarter Board of Directors Meeting - Minutes

6 p.m. Call Meeting to Order – Roll Call: Rita Eissmann, Jim Manly, Larry Morasse

Absent: Jack Angaran, Robert Devin Owners: 4

Open Discussion

The area at the front needs to be repaired. The developer used the cheapest wire under the roadway for the gate connections. They should have used shielded wire. The wire has failed. Several contractors were requested to bid the entry road repair. Jim Manly met with two of the contractors, the third declined to bid. Anchor, Q&D and TNT bid. The sink hole must be repaired. ½ must be done at a time starting with the exit side. Tholl's bid was heavy around \$5,000 on excavation for repair of the wiring for the gate.

Business Meeting

Review and Approval of Entrance Proposals

Roadway/Island

Bids from Q&D, TNT and Anchor Concrete were reviewed. TNT: \$39,045/ Q&D: \$39,846/ Anchor: \$24,900 + \$2600. It was decided to spend more now and do the job right. Michele Morasse will oversee the work [volunteered by Larry Morasse] due to her background. The entrance area will be stamped concrete 1160 sq.ft. with a slight ramp under each gate.

Preliminary approval of Anchor Concrete as Contractor for Repair to roadway with details TBD.

Motion: Rita Eissmann

Second: Larry Morasse

Approved

Approval of Minutes – August 10, 2010

Motion: Jim Manly

Second: Rita Eissmann

Approved

Financial Report/ Acceptance – September 30, 2010

One of two certificates of deposits will mature. Jim will add \$1100 difference to a CD at Mutual of Omaha for 13 months with a better rate. Motion to accept financial report and to change CD.

Motion: Jim Manly

Second: Rita Eissmann

Approved

New Business

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Review and Renewal of Insurance/Liability & D&O. Following review of bids, it was decided to remain with CAU which had a 3 year set rate at \$1,780.61 per year. This will be the second year. The CAU bid was more inclusive and less expensive.

Motion: Rita Eissmann Second: Jim Manly Approved

Review and Approval of Snow Removal Contract

Several contractors were reviewed – Sierra Snow Removal, Reno Green Landscape, First American and JP and Son. JP and Son was chosen for snow removal.

Motion: Rita Eissmann Second: Jim Manly Approved

Review and Approval of Retention Pond Cleaning – Several bids were requested. Two were received – JP and Son \$2640 and Reno Green \$600. With clarification as to what would be done – motion to accept Reno Green bid for \$600.

Motion: Rita Eissmann Second: Jim Manly Approved

Approval of Reserve Study Specialist Resource One. Better Reserve Consultants and ARS were considered.

Motion: Rita Eissmann Second: Larry Morasse Approved

Board Approval of 2011 Budget – The budget for 2011 was reviewed line by line as well as uncollected assessments. Motion to Approve 2011 Budget with no increase in assessments.

Motion: Rita Eissmann Second: Larry Morasse Approved

Member Correspondence - None

Next Meeting: November 30th, 2010 – Homeowner Ratification of 2011 Board Approved Budget

[In accordance with NRS116 & NAC116 the Association's 2011 Budget will be RATIFIED by the members unless more than a majority of all unit owners vote to REJECT the budget, either in person or by proxy.]

Open Discussion

Renaldo Bullentin stated that he had been confused about the dates for submittal for the Board positions. Weed control was discussed. All owners were requested to maintain their properties weed free.

Adjournment : 7:21 pm

Motion: Rita Eissmann Second: Larry Morasse 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).

ANNUAL HOMEOWNERS MEETING - Minutes

Call Meeting to Order – Roll Call: Rita Eissmann, Jim Manly, Larry Morasse

Absent: Jack Angaran, Robert Devin Owners: 4

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

Business Meeting

New Business - None

Member Correspondence

Next Meeting: November of 2011

Open Discussion - None

Adjournment :

Motion: Rita Eissmann Second: Jim Manly 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).

ELECTION OF Directors - Minutes

Call Meeting to Order – Roll Call: Rita Eissmann, Jim Manly, Larry Morasse

Absent: Jack Angaran, Robert Devin Owners: 4

Open Discussion - None

Business Meeting

Opening/Separation of Envelopes/Counting of Ballots/Election Results

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Jack Angaran – 16 / Connie Duncan – 17 / Richard Braband – 23 /Rita Eissmann – 21

Jeffrey Houston – 20

Richard Braband and Jeffrey Houston will join incumbents Rita Eissmann, Jim Manly and Larry Morasse. Congratulations.

Open Discussion

Ronaldo Bullentini requested that for future ballots it be stated who is running for the Board vs. members of the ARC. Felt that owners should not serve on both Board and ARC. Asked that the CC&Rs be checked.

Adjournment :7:37pm

Motion: Larry Morasse

Second: Rita Eissmann

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).

ORGANIZATIONAL MEETING OF NEW BOARD - Minutes

Call Meeting to Order – Roll Call: Rita Eissmann, Jim Manly, Larry Morasse

Absent: Jack Angaran, Robert Devin Owners: 4

Open Discussion

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

Choice/Nomination of Offices for New Board

Rita Eissmann, President/ Jim Manly, Treasurer/ Larry Morasse, Vice President/ Richard Braband, Secretary/ Jeff Houston, Director-at-Large

Motion: Rita Eissmann

Second: Jim Manly

Approved

Open Discussion - None

Adjournment : 7:41pm

Motion: Larry Morasse

Second: Jim Manly

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).

Executive Session may follow at the end of meetings for the purpose of Delinquencies, Non-Compliance, Privileged Legal.

Professionally Managed by: A`La Carte Association Management, LLC

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