

The Fairways at Fieldcreek Ranch Property Owners Association

MINUTES OF SECOND QUARTERLY BOARD MEETING
WEDNESDAY, APRIL 28, 2004, 5:30 P.M.
HELD AT PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 110, RENO, NV 89502

MINUTES



Call Meeting to Order - Roll Call – President Rinaldo Bullentini called the meeting to order at 5:35 PM. Other Board Members present were Jim Manly and Jim Gaskill. Also five homeowners, plus Jayme Markarian and Mary Holman from Premier Properties were in attendance.

Open Discussion: In consideration of time, this period limited to three minutes per home owner.

The Open Discussion Session included the following:

- One homeowner mentioned his concerns with the gate often not working properly. Discussion was held regarding possibly using other Gate Maintenance companies in town. Therefore Premier Properties was directed to research the agreement with their current gate maintenance company, Artistic Fence.
- Many homeowners expressed their concern regarding the vehicles speeding throughout the complex. It was mentioned that speed bumps might be installed in an attempt to control the speeding. The Board stated that they would research all possibilities and discuss this item at the next meeting.
- One homeowner expressed his disappointment with the Board of Directors and the Association in their lack of involvement in the situation with the City of Reno relative to the proposed high density development adjacent to the Fairways. The Board requested a volunteer homeowner, Gary Tavernetti, to draft a letter to the County requesting that the traffic controls and several other detailed items re. the new development be defined by the developers and also that the Association have input connected with other conditions that affect the Fairways as binding conditions before the new development is given go ahead to begin work.
- A homeowner mentioned that a past member of the Architectural Committee had been removing the snow at no cost in the Fairways, but his services will no longer be available since he resigned from the Committee some time ago.
- It was questioned whether or not the hiking trail easement had been cleaned by the County. Rinaldo Bullentini updated the homeowners re. a meeting he and Jayme Markarian had with Doug Dolittle from Washoe County, Based on this meeting, Rinaldo stated that the County had not yet cleaned the easement. Therefore the Board directed Premier Properties to send a letter to the County, to Doug Dolittle's attention, requesting that they send a crew out to clean the easement.

1. Approval of February 2004 Meeting Minutes

The February, 2004 minutes were reviewed by the Board and Jim Gaskill made a motion to accept the minutes as written. The motion was seconded and carried unanimously.

2. Acceptance of Current Financials – from March 2004 Financial Report

Jim Manly, Treasurer, reviewed the financials with the Board. He noted that the legal expenses for the year to date already exceeded their annual budget and that we still

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anticipated more legal expenses related to disassociation from Fieldcreek. Jim Manly motioned to accept the current financials. The motion was seconded and carried unanimously.

3. **New Business**

TV Antenna and Satellite Dish Discussion:

Jim Gaskill presented a summary of the federal law and related federal regulations that govern all types of TV antennas; these laws and regulations nullify any Association CC&Rs that preclude TV antenna and (multiple) dish use. Jim's presentation also included pertinent opinions by our attorney Steve Wentzel, Esq. particularly regarding the federal reasonable cost requirements to implement changes in initial dish placement or re-positioning. Jim passed out copies of his vu graphs to all meeting participants, (Copies are available at Premier Properties upon request). Jim's last vu graph contained a three part draft motion for Board consideration. After discussion by the Board and the inclusion of an amendment, Jim Manley moved that the motion, as follows, be adopted by the Board:

1. All matters concerning antennas shall be handled by our Architectural Committee,
2. Jim Gaskill (electrical engineer) to brief the Architectural Committee on requirements to meet the (Federal Communications Act of 1996) FCA96, FCC rulings and likely future developments.
3. Architectural Committee to draft new CC&Rs and guidelines for antenna location *or re-positioning* and given to Steve Wentzel, Esq. for review and writing in good legal form.

The motion was seconded and carried unanimously. Jim Gaskill volunteered to make his presentation to the Architectural Committee at their next meeting.

Expanding the size of the Board of Directors

Based on the suggestion of a home owner, the Board agreed unanimously that the Board be expanded, e.g., from three to five members. Therefore Jayme was asked to send out applications to all Association members. The Board also agreed to work further on this at the next meeting.. (Subsequently Premier sent out applications on May 7, 2004).

4. **Old Business – Update on Disassociation from Fieldcreek**

Jayme from Premier Properties reported that the Fieldcreek Association recently reconstituted its Board of Directors. Our Association attorney, Steve Wentzel was reported to be in contact with Ms. Gayle Kern, Esq., the attorney for the Fieldcreek Association. Jayme reported further, that a meeting of our board, the Fieldcreek board plus both attorneys was tentatively scheduled for May 2004. Jayme agreed to maintain contact with Steve Wentzel and our Board and to inform our board of proposed meeting dates.

5. **Schedule Third Quarter Board meeting** -- The next meeting for the *third* quarter was set for July 14, 2004.

ADJOURNMENT -- The meeting was adjourned at 7:15 PM.

Respectfully submitted: _____ Date: _____
Jim Gaskill, Secretary*

* I wish to thank Jayme Markarian for preparing a first draft of these minutes, JG.

Approved: _____ Date: _____
Rinaldo Bullentini, President

Approved: _____ Date: _____
Jim Manley, Treasurer

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