

THE FAIRWAYS AT FIELD CREEK

“A Common Interest Community”

Third Quarter Board Meeting MINUTES– August 27, 2008

1575 Delucchi Lane, Reno, NV 89502

Actions Taken This Meeting	
Approval of Minutes May 28, 2008	Unanimous
Acceptance of Financials Through 7/31/2008	Unanimous
Logo	TABLED
Collection Agency	TABLED

6:00 p.m. Call Meeting to Order – Rita Eissmann, President

Roll Call: Rita Eissmann, Jim Manly, Robert Devin, Larry Morasse

Homeowners: Kathy Braband, Michelle Morasse

Open Discussion

Kathy Braband stated that her entry code is not working. She will work with Sharon or Susan to resolve this issue.

What is required for a change to a property? The form and review fee. The ARC Committee has discussed in the past meeting on Wednesday at noon.

What time frame is required for completion of a project? One year to complete a project. One year from close of escrow to complete landscape.

Business Meeting

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

President’s Report: Rita Eissmann

Discussion has taken place on whether to hire a collection agency for those seriously past due on assessments. Although we have interviewed companies what is the board members recommendation?

Management pointed out that the properties are currently under lien and Nevada is a judicial foreclosure state. Management was requested to determine the cost of foreclosure. Additionally, it is supposedly possible to maintain properties not being maintained. How would this be done? Management was requested to investigate these procedures with counsel. How to manage landscape on the foreclosure or abandoned properties?

Approval of Meeting Minutes:

▪ **May 28, 2008**

Motion: Bob Devin Second: Rita Eissmann Unanimous

Acceptance of Financials through July 31, 2008

Motion: Jim Manly Second: Bob Devin Unanimous

Management reported that the 2008 State Mandated Audit is being processed.

Committee Reports:

Old Business:

- **Design of Logo**

Steve Miles is working on logo designs. Rita like several suggested designs that were not cost prohibit.

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- **Bids for Storm Drains**

Several companies bid on storm drain cleaning, but only one had the proper approach. Waters is the same company used in the past but the consensus was that their bid should be lower. It was anticipated that cleaning this time should not exceed 4 to 5 hours instead of 2 to 3 days. A`La Carte will request Waters to re-bid.

New Business:

- **Late Fees/Percentage of Assessments**

- **18% per Annum + \$35 Billing Fee**

The late fees were re-stated [above] in compliance with Nevada Law.

- **Hiring of collection agency [see President's report above]**

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- **Association will continue to pursue homeowners with incomplete or weed-riddled front landscapes.**

Newsletter Items

Next Meeting: 4th Quarter Board of Directors Meeting Board Approval 2009

Budget/Annual Members Meeting/ Election of Directors-- Wednesday, November 26th, 2008

[all dates subject to change]

Adjournment: 6:50 pm

Motion: Rita Eissmann

Second: Bob Devin

Unanimous

Executive Session will follow Board Meeting

All homeowners have the right to have a copy/summary 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

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