

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
July 23, 2025**

Board Present

Norm Kelly – President
Gretchen Swope – Vice President
Vince Craig – Secretary
Michael Fackelmann – Treasurer
Jeff Houston – Director

Management

Jeannie Redinger – SUPR. CAM

Membership

List on File

1. Call to Order/Roll Call

Board President Norm Kelly called the meeting to order at 6:03 pm. With all of the Board Members present, a quorum was established. The meeting was held at Raley's on Wedge Parkway.

2. Members Open Forum - Agenda Items

None

3. Approval of Minutes

Jeff Houston made a motion to approve the April 23, 2025, meeting minutes as written. Gretchen Swope seconded the motion. The motion carried unanimously.

4. Financial Reports

Michael Fackelmann made a motion to accept the financials for audit through June, 2025, as submitted. Gretchen seconded the motion. Motion carried unanimously.

5. Committee Reports

A. Gate & Landscaping Committee

Jeff Houston reported to the Board that the flowers are in and he asked the landscaper to clean up the weeds in the gutters.

B. Road Committee

Norm Kelly reported that the asphalt study has been completed and nothing major need to be done until 2026. Seth Padovan recommends in the asphalt report that the slurry seal be done every 6 years.

C. Architectural Committee

Gretchen Swope that there is nothing significant to report except that Karin Klove has resigned from the Architectural Committee.

D. Website Committee

Nothing to report at this time

6. Unfinished Business

A. Report of Action taken Between Meetings by the Board

➤ Board members met with Seth Padovan, a civil engineer, for the roadway asphalt study and drainage ditch repair.

➤ Mediation for NVRED Case #25-153

B. Discussion Regarding CDs & Rollovers

Nothing to report at this time

C. Review Status of any Pending Legal Action-NVRED Case #25-042 & Case #25-153

Board requested removal from future agendas as the mediation sessions were concluded.

D. Update on Detention Pond Access & Silt Removal

Jeff Houston reported that Seth Padovan is going to contact someone with whom he has worked in the past at TMWA to see if they will allow an access route through their parcel to the detention pond.

E. Update on Drainage Ditch Projects

Jeff Houston reported that he is waiting to hear back from Seth Padovan.

7 New Business

A. Discussion & Approval of Civil Engineering Consulting Agreement

Norm Kelly will review and with Board Members' approval, he will sign and return to management.

B. Discussion & Approval of Electronic Voting for Annual Election

Jeannie Redinger, Manager discussed the use of Election Buddy with the Board and will send the link to the Board Members for their review.

C. Discussion & Approval of Proposal for 2026 Full Reserve Study

Norm Kelly will review and with Board Members' approval, will sign and return to management.

D. Discussion & Approval to Require all ARC Submittals to be done Electronically with ARC Tracker starting in 2026

The Board requested that management start requesting that residents use ARC Tracker as that will be the only way to submit ARC requests beginning 2026

E. Discussion & Approval of ARC Member Resignation & Replacement

The Board approved Karin Klove's resignation from the ARC Committee on July 10, 2025, and are looking for a replacement.

8. Correspondence

None at this time

9. Items to be on Next Agenda

Budget

2024 Draft Audit

Civil Engineer Agreement

10. Executive Session Summary

The Board approved the minutes and reviewed the delinquencies.

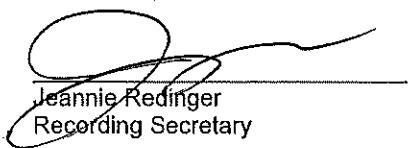
11. Membership Open Forum

None

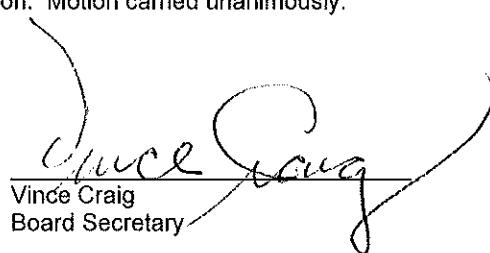
12. Adjournment

With no further business to discuss at this time, Jeff Houston made a motion to adjourn the meeting at 7:12 pm. Michael Fackelmann seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger
Recording Secretary



Vince Craig
Board Secretary