



**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
July 24, 2024**

Board Present

Norm Kelly– President
Gretchen Swope – Vice President
Kristi Schaffner – 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 6:01 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 24, 2024 meeting minutes as written. Michael Fackelmann seconded the motion. The motion carried unanimously.

4. Financial Reports

Tabled

5. Committee Reports

A. Gate & Landscape Committee

Jeff Houston informed the Board that Connie Duncan organized planting of new flowers for the entry. Norm Kelly and Jeff traced and re-labeled electrical breakers and adjusted the configuration of the camera system. Norm and Jeff will be replacing the backup batteries annually in the gate openers. Weed abatement of the detention pond was included in the maintenance agreement with Green Things this year and has reduced the overall expense to the association.

B. Road Maintenance Committee

Norm Kelly informed the Board that the slurry seal has been completed and the street sweeping along with the sweeping of the curbs have been completed.

C. Architectural Committee

Gretchen Swope distributed the revised Architectural Rules and the Construction Deposit & Fee Agreement form that the Architectural Committee approved. Once the Board reviews/approves, the guidelines will be sent out to all residents and will go into effect 30 days from the mailing date.

6. Unfinished Business

A. Report of Action taken Between Meetings by the Board

Street sweeping contract was approved.
Meeting with the association's general counsel, Gayle Kern.

B. Discussion Regarding CDs & Rollovers

Next CDs to mature will be in September.

C. Update on Mid Silver Wolf East Drainage Ditch Reconstruction Project

The association has received approval from the owner of the property on the Thunderbolt Drive cul-de-sac abutting The Fairways to move equipment and materials across his property to access the drainage easement. The association has made several attempts to contact TMWA to procure access through the STMGID 2 well site for equipment that is too large to move in from Thunderbolt Drive. TMWA is looking into the need for the association's contractor to sign a waiver of liability.

7 New Business

A. Discussion Regarding 2025 Budget

Will be discussed at next meeting.

B. Discussion & Approval of Annual Reserve Update

Gretchen Swope made a motion to accept the proposal from Resource 1 for Annual Reserve Update. Kristi Schaffner seconded the motion. Motion carried unanimously.

C. Discussion & Approval of Revised ARC Rules/Other ARC Documents

Board will review and vote via email.

8. Correspondence

None at this time.

9. Items to be on Next Agenda

Nothing at this time.

10. Executive Session Summary

The Board approved the minutes and reviewed the delinquencies.


11. Membership Open Forum

Road Replacement
Speeding and Exhibition of Engine Noise
Gates
Legal Fees
Landscapers
Easements

11. Adjournment

With no further business to discuss at this time, Jeff Houston made a motion to adjourn the meeting at 7:23pm. Kristi Schaffner seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger
Recording Secretary



Kristi Schaffner
Board Secretary