

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

1st Quarter Board of Directors Meeting – February 12, 2013 6 p.m.

At Wolf Run Golf Course – 1400 Wolf Run Road

1st Quarter Board of Directors Meeting Minutes

Actions taken This Meeting

Receivership of a delinquent property within the Association will be sought by Gayle Kern on behalf of The Fairways and the Foreclosure process initiated on this home.

Approval of Minutes – December 10, 2012

Acceptance through December 31, 2012

Board Review and Approval of the 2012 Year End Statement/Budget

Diversification of Funds Held in Heritage Bank [FDIC Limits]

An Audit of 2012, as required by Law, for \$3,750, and review of 2010 and 2011 at \$1850 each For a total of \$7450 by Gene Clawson.

Date for Spring Cleanup – will be May 26, 27 & 28th

Street Sweeping will be done at the end of March.

Choice of Equus Management effective February 9, 2013

6:06 p.m. Call Meeting to Order

Roll Call: Lisa Martin, Gary Fornfeist, Mike Vonada and Dennis Bryan

Owners: Rick Martin, Mr. & Mrs. Bullentini, Rinaldo Bullentini, Connie Duncan, Jeff Gardner [Equus Management] and Gayle Kern [Association Attorney], Monte Meredith

Open Discussion

Placement of the dumpsters for the spring cleanup was discussed. It was noted that they were full within a day and perhaps an additional or larger dumpster will be used this year. Placement will be determined later with several along Silver Wolf Road and one on Springer Court.

Business Meeting

Legal: Discussion and possible action to commence litigation to seek appointment by district court of a receiver pending possible non-judicial foreclosure of home [Gayle Kern, Attorney-at-Law].

Gayle Kern spoke to the owners regarding an issue with a delinquent account and the need to take action in regards to a matter of safety within the community. Gayle explained a case in which she requested Receivership of a property. *A motion was made to allow Gayle to take action toward the property on behalf of the Association and request Receivership of the property in question. Gayle will also proceed with all actions required for actual foreclosure of the home by the Association.* Nevada is a Non-Judicial Foreclosure State, allowing Associations to foreclose on delinquent owners.

Motion: Lisa Martin

Second: Gary Fornfeist

Unanimous Approval

Appointment to the Board – An actual request to homeowners for appointment to the Board to fill the fifth position has not been made. The Board will solicit homeowners to be appointed to the Board at the next meeting. The Board can legally act as four [4].

Approval of Minutes – December 10, 2012

Motion: Gary Fornfeist

Second: Mike Vonada

Unanimous Approval

Financial Reports/Acceptance through December 31, 2012

Following Review of Bank Statements and Financial Report

Motion: Mike Vonada

Second: Lisa Martin

Unanimous Approval

Diversification of Funds Held in Heritage Bank [FDIC Limits]. It was noted by A La Carte Management that the funds in Heritage Bank exceed FDIC limits. It was suggested by A La Carte that the Board consider CAB

[Community Association Bank] which works specifically with Common Interest Communities. Jeff Gardner concurred on the suggestion. Jeff will assist with the diversification of fund.

Board Review and Approval of the 2012 Year End Statement/Budget

Motion: Gary Fornfeist

Second: Lisa Martin

Unanimous Approval

Audit for 2012 Financials – Previously the Board had discussed the Audit and Gene Clawson who had audited the Association Financials previously. Three proposals from Clawson were opened: An Audit of 2012, as required by Law, for \$3750 and review of 2010 and 2011 at \$1850 each for a total of \$7450. The question was asked as to proposals by other companies. Jeff Gardner confirmed that Clawson is very good and is the more reasonable cost. *Motion to approve the audit for 2012 and reviews for 2010 and 2011:*

Motion: Lisa Martin

Second: Dennis Bryan

Unanimous Approval

Old Business

Building of a Notice Board for the Front Entry – Design will be discussed at the next meeting.

Update on Entrance Gate – Mike Vonada stated that 3 contractors were working on the front entry: Tholl Fence, a security company and Reel Construction. Jeff Houston is coordinating the project. The gates will be removed for 2 to 3 weeks for the changes to the design. The golf balls and shield will be removed and an F for Fairways added to each gate. The gate will be powder coated, a new key pad installed and an electrified reader board on the exit side to provide notice of meetings, etc. the design had been brought to the membership previously and all present concurred on the final design which was a combination of two designs. This project had been in the works for 4 years. All parts of the work were put out for bid and subsequently the contractors were chosen at previous Board meetings. The weather and permits have slowed the work.

It was noted that Rick Martin had met with employees of Tholl fence and we can now check any issues and make corrections competently without having a repair person from Tholl.

Set date for Spring Cleanup - # of Dumpsters – The date for the dumpsters spring cleanup will be **May 26, 27 & 28th**. See above.

Set date for Block Party – A block party requesting the Youth Jazz Concert to provide the entertainment will be held from 5 to 7 pm on a date to be determined at the next meeting.

Street Sweeping/Spring – The roads were sanded due to ice and therefore depending on the weather, the street sweeping will be done at the end March.

Road Maintenance Update – discussion regarding crack fill with Mike Vonada stating that cutting a large crack leads to two cracks. A new process is available and will be further researched.

New Business

Choice of New management Company effective February 9, 2013 – A La Carte's agreement expired and therefore the Board solicited proposals from various management companies for January's Board meeting and Lisa martin and Gary Fornfeist compared the proposals. Gary and Lisa recommend Equus Management. The agreement was reviewed by Gayle Kern, who negotiated some changes. Jeff Gardner was present for Equus. Motion to approve Equus Management:

Motion: Gary Fornfeist

Second: Lisa Martin

Unanimous Approval

- Discussion of Transition – Jeff Gardner was handed a transition binder by Sharon of A La Carte containing the financial, owner and project information to give them a basis to begin their management of The Fairways. A La Carte stated that 20 boxes of records and several binders are ready at A La Carte for pickup by Equus to complete the transition.

Request New reserve Study – A La carte Management recommended that a financial update of the reserves be done once the new entry is complete to add those features to the reserve.

Committee Reports:

Architectural Committee/Mike Vonada, Chairman – Rick Martin stated that a new home is being constructed in The Fairways and he has met on behalf of the ARC for a preliminary review of the new forms. Another new home build is under consideration. In order to keep debris from collecting in the sewer the contractor should block the area around the sewers.

Management Report – Sharon Walsh announced that she is retiring from CIC Management. She thanked the Community for the years that she managed The fairways. Mike Vonada wished Sharon good luck in her future and thanked her for her service to The Fairways.

Next meeting: TBD – 2nd Quarter Board Meeting – Equus Management and the Board will determine the date of the next Board Meeting.

Open Discussion

The tax return for 2012 will be done, as in the past, by James Johnson. A La Carte will mail/email the 2012 Yearend Report to all homeowners.

Adjournment: 7:03 pm

Motion: Dennis Bryan

Second: Mike Vonada

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).

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