

November 8, 2011

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

4th Quarter Board of Directors Meeting - Annual Meeting - Election of Officers Organizational Meeting of New Board

November 8, 2011 6 p.m.

At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502

Actions Taken This Meeting

Not to address at this time and invite you all back at the next meeting while monitoring the speed issue and report back the status.

A group of individuals with Russell Squelch as Chairman to objectively determine if there is a speeding issue.

Letter will be drafted by the Speed Reduction Committee – reviewed by the board – and sent to all homeowners along with a request for their email as a means of communication.

Rich Braband was thanked for his service to the community and welcomed back should he choose.

Approval of Minutes – August 9, 2011

Financial Report/ Acceptance – October 31, 2011

Mr. Duncan stated that he would volunteer the Wolf Run Golf Course for Board Meetings.

Asphalt Protectors was selected for the Fairways crack fill.

Rita Eissmann to proceed and move forward with locating either an architect or landscape designer and additional information.

Review and Approval of Retention Pond Cleaning

Approve cost of dumpsters paid by Jeff Houston and the cost of paint.

To have a spring and a fall clean-up. The end of April and in October with larger dumpsters.

Approval of the 2012 Budget

Alex Bullentini agreed to build a notice board inside the entry if someone would provide him the design.

Jim Manly and Mike Vonada were elected.

Rita Eissmann and Jeff Jim Manly, Treasurer - Rita Eissmann, President - Jeff Houston, Vice President - Mike Vonada, Secretary

4th Quarter Board of Directors Meeting

MINUTES

6 p.m. Call Meeting to Order – Roll Call

Present: Rita Eissmann, James Manly & Jeff Houston Absent: Larry Morasse Homeowners: 21
Open Discussion

Management explained to the homeowners present that each property had two minutes to speak on any issue on the agenda at the beginning of the meeting and any subject in the open discussion prior to the end of the meeting.

Rita Eissmann stated the homeowners present would be listened to in order. Rita, Jeff and Jim work together as a team. Rita stated she has served on the Board for the past 6 years – four years as president. The issue of speeding has been an ongoing issue – including her son. Owners need to consider their perception of speeding as cars whiz past you.

Jack Angaran interrupts.

Rita asked for the homeowners to let her speak. The Board members had to slow people down during the Clean-up Weekend. The Board has been working on the speeding for years. The problem has never been taken care of. Homeowners, friends, guests speed. It is a steep grade. When the front entry was worked

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on a hump was placed at the entry to slow people down. For some owners present this is the first meeting they have attended. The minutes and agenda are always available. It is difficult to educate everyone on what is happening. There are 13 children among 8 homes on Silver Wolf Road. Do not exceed the 25mph limit. The Board can re-visit this issue in 90 days with plenty of time for discussion

Jack Angaran stated that he represented the majority of homeowners in the Fairways and held proxies from owners who wished him to vote no on speed humps and expenditures for speed humps by the Board. He indicated that there was no speeding issue. He stated that Rich Braband wanted speed humps but that the neighbors on both sides of Rich did not. He indicated that speed humps are the last resort.

Homeowners in the Fairways are high end people who obey the laws. With the installation of speed humps the Board would be treating homeowners as criminals. The Board was not included in the walk-about through the community seeking comments on speed humps. Jack also indicated that the Board did not have authority to impose speed humps on the community.

When requested to limit his comments to two [2] minutes per the agenda, Jack stated he was authorized to utilize the minutes of all those he represented. Management indicated that the allotted time to speak cannot be transferred.

Kathy Hermansen stated that there is no volume of vehicles – the roadway is not narrow. She also indicated it would slow access by emergency vehicles, cause issues with bicycle riders, pedestrians, snow removal, etc. Stated there must be transparency.

Mrs. Miceli stated speed humps have a negative impact on values, emergency vehicles, noise, loose items in vehicle, and impede those who don't speed. Cause damage to the roadway, wear and tear on vehicles, physical problems and since no sidewalk the cause personal injury. Speed humps are not appropriate on curved roads and knows of no incidence caused by speeders.

Connie Duncan stated that she held a number of proxies and majority of owners do not want speed humps.

Russell Squelch wanted to know if the Board could approve speed humps. Can Board override homeowners?

Rita Eissmann responded that speeding has been on the agenda for years with every aspect investigated to slow drivers down.

Russell Squelch stated that discussion was fine. Perhaps a camera taking photos of speeders would be an alternative. Anyone exceeding 30 miles could be fined \$100. On the web people sell parts of vehicles due to speed humps, they wreck the alignment and destroy shocks.

Management stated that to fine, an owner must be notified and if not corrected, called to a hearing before a fine can be assessed.

Rick Martin stated that he sees no problem with speeding and if there is, it is Fairways homeowners.

Myron Bethel stated that there are two things necessary in the community. Building and Communication. He felt no need to spend money – decrease assessments instead.

Kathy Angaran stated she is against speed bumps. Kids use them for skate ramps and that will bring more children into the street. No need to spend the money on speed humps – lower the assessments. Snow removal will be a problem and speed humps will increase costs.

Dennis Bryan said if the board wishes to pursue this issue a ballot should be sent to all homeowners.

Mr. Whiteman stated that when he sees someone on the street he slows down and waves. No need for speed humps.

Karen Klove has seen the board addressing the gate issues. She frequently cannot open the gate. If the entry is open and the exit closed she uses the entrance to exit. She drives a large vehicle and is very aware of her speed heading down the hill and taps the brakes. The curve doesn't allow more than 25 mph.

Jeannie Fornfeist stated she sit on her balcony every afternoon from 4 to 6pm and hasn't seen a speeding problem. Try a camera or a sign.

Jim Manly stated that the board was not unanimous on a decision for speed humps although it has talked about for a long time. Whether to allow owners to vote was discussed with two counsels and both

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indicated that the board has the right to take action without owner approval. Jim stated that he feels that it is better to ask and better to listen.

Jeff Houston stated his concern that a “rally up the troops” was resulting in creating an issue.

At this point the tempers of several homeowners flared.

Jack Angaran interrupted.

Rita Eissmann stated that the Board was interested in hearing from the owners present and Jack should allow them to speak.

Rita Eissmann stated that if there was another outburst – the meeting would be adjourned. We live here. We work for the best interest of everyone to enhance your properties. Give us the same respect we have toward you.

Jeff Houston acknowledged his frustration as walking into a war zone. The paperwork was received just before the meeting not allowing communication with anyone. It seems to be an outpouring of those against speed humps and too emotionally charged. Whether you notice that we have a problem or not, I live in the middle of Silver Wolf Road and see it all the time. Cars flying by all the time. He stated he was receptive to opinions and that Mr. Squelch’s idea of cameras. There needs to be an agreement on the problem. Yelling or interrupting isn’t appropriate.

Mrs. Hermansen stated that she objected to “stirring it up”.

Rita Eissmann responded that everyone is worked up. The Board truly wants to get information out and that the homeowners should have contacted the board, The Board abides by NRS. You are more than welcome to join the board.

Motion: Not to address at this time and invite you all back at the next meeting while monitoring the speed issue and report back the status.

Motion: Rita Eissmann Second: Jeff Houston Approved

The agenda was sent two weeks ago with a note that a decision would be made on the speed humps. Jack asked Devin and Yup what they thought and they were against.

Karen Klove agreed to attend the meeting and produce a newsletter to the homeowners.

Jeff asked the homeowners to work with the board not to be hostile. He indicated that this was only the second meeting *Mrs. Hermansen* had attended.

Russ Squelch suggested sending a registered letter to all homeowners for their families to police [internally] speeding. Fine contractors who speed. Speed humps are punitive.

Mrs. Duncan apologized for the outburst but objected to the expression of being rabbled-up. Sending a registered letter and walk your immediate area and see who is for and who is against and who feels very strongly.

Jeff Houston said he wished you had contacted the Board before the meeting so the residents could be contacted and a more collaborative effort could have been made.

Jack Angaran interrupted.

Rita Eissmann stated again that the Board was interested in hearing from the owners present and Jack should allow them to speak.

Jeff Houston stated that he listened to everyone for two minutes which is a protocol under NRS. There shouldn’t be such hostility. Talk to your Board members. This type of action is detrimental to the community. He stated that his office is to the front of his home and watches the cars go by, tree this past week doing over 50mph.

The Board was asked if they had any documentation. Dr. Yup’s mailbox post was wiped out twice – again approximately 7 months ago. As far as know Dr. Yup said by a speeder.

There is a need for objective communication to homeowners.

It was suggested that a newsletter would serve the homeowners since the minutes cannot be sent prior to approval by the Board at an open meeting. The notices for meetings are sent to homeowners either by approved email or by mail two weeks in advance of each meeting. Meetings are scheduled approximately every 90 days.

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Kathy Bullentini stated that her email was personal to her and did not want it to be used for Association information.

Motion: A group of individuals with Russell Squelch as Chairman to objectively determine if there is a speeding issue.

Motion: Jeff Houston Second: Rita Eissmann Approved

The speed limit is 25mph. Cathy Hermansen, Mike Vonada, Lisa Martin and Karen Klove agreed to volunteer for this committee.

Motion: Letter will be drafted by the Speed Reduction Committee – reviewed by the board – and sent to all homeowners along with a request for their email as a means of communication.

Motion: Jiff Houston Second: Jim Manly Approved

A request to release the decision by counsel on the Boards right to approve speed humps without homeowner approval. Jeff gave his copy to one homeowner.

Management suggested permission may be required by counsel to release her/their opinion.

Russell Squelch thanked the Board for their efforts as members of the Board. He stated they should not have to deal with this #*+%. There should be mutual respect.

The Board requested positive input.

Renaldo Bulletin said that he, Jim and Rita had the most experience of being on the Board. He was on the Board from 99 to 2007. There had been one documented incident between two contractors. Although speeding has been on the agenda for years – nothing has been successful in slowing people down.

Renaldo stated that he has requested a lot of owners to slow down and followed one person home. A variety of efforts have been made. The Sheriff was requested to help at one point – but nothing happened. There is an easement on all properties for sidewalks – which the developer never put in – that could be used for sign posts.

The homeowners were thanked for their presence and told they would be welcomed back at the next meeting when more information would be available.

The homeowners began to leave and Rita requested them to stay for the meetings. Most owners stayed.

Business Meeting

Acceptance of Board Resignation

Rich Braband was thanked for his service to the community and welcomed back should he choose.

Approval of Minutes – August 9, 2011

Motion: Jeff Houston Second: Jim Manly Approved

Financial Report/ Acceptance – October 31, 2011

Motion: Jim Manly Second: Jeff Houston Accepted

Mr. Duncan stated that he would volunteer the Wolf Run Golf Course for Board Meetings.

Old Business

Update and choice of Contractor for Asphalt Work [6 Bidders]

Following discussion on the amounts and names of those contractors bidding Intermountain at \$12,600, Kustom Coating at \$22,129, Asphalt Protectors at \$7,842, Sierra Maintenance at \$4,750 but they use sand, Atlas at \$24,806 and West at \$9,559. The board choose Asphalt Protectors [AP]. It was pointed out by management that AP uses a wand to fill the cracks.

Motion: Asphalt Protectors was selected for the Fairways crack fill.

Motion: Jeff Houston Second: Rita Eissmann Approved

A homeowner asked if a sign could be posted at the entry for the date, place and time of meetings.

Management agreed to get a sign made.

Decision on the addition of Speed Humps [see above]

- Distribution of Report on Evaluation of Speed Humps – made available on the counter by the sign in sheet.

Update of Entrance Design

- Architect Proposal for Work

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Steve Miles submitted an architectural rendering as a possibility for the entrance at the last meeting. Steve was requested by the Board to submit a formal proposal and the cost. No one has heard from Steve. Suggestions at the last meeting were for improved signage, change in the iron work, removal of the armor and golf balls, post lighting to eliminate the out dated post lights.

Rita agreed to contact Steve.

It was suggested that an architect was not needed. Jack Angaran suggested a Residential Landscape Designer. The Board had originally wanted to utilize the ARC's Architects George or Steve.

This will be placed on the agenda for the next meeting.

Motion: Rita Eissmann to proceed and move forward with locating either an architect or landscape designer and additional information.

Motion: Jeff Houston Second: Jim Manly Approved.

It was suggested that the owners should approve any change to the entry.

Review and Approval of Retention Pond Cleaning

This is an annual maintenance project as the gutters feed into the pond as overflow.

Motion: Reno Green to clean the retention pond cost not to exceed \$750.

Motion: Jim Manly Second: Rita Eissmann Approved

New Business

Fairway's Neighborhood Clean-up Day – October 29, 2011

Motion: Since the Clean-Up day was scheduled prior to the meeting approve cost of dumpsters paid by Jeff Houston and the cost of paint.

Motion: Rita Eissmann Second: Jim Manly Approved

Homeowners were thanked for participating – it appeared very successful.

Rita stated that originally she and Jeff had walked the community about 4 hours for compliance issues and follow-up today took a ½ hour. Owners corrected most of the issues brought to their attention. The dumpsters cost \$265.

Motion: To have a spring and a fall clean-up. The end of April and in October with larger dumpsters.

Motion: Rita Eissmann Second: Jim Manly Approved

Board Approval of 2012 Budget

Jim Manly stated that the Association is in overall good financial shape. There are several things that need to be done before the end of the year. We received \$100,000 from HBO which should be used for the best interest of the community – judiciously – to benefit the community. It would be nice never to ask for a special assessment. The income and expenditures are reasonable and the amount in the reserves is according to law. The budget ratification by the homeowners is November 28th at 12 Noon. There is the windfall which will eventually be addressed perhaps a lowering of assessments.

Jack Angaran suggested a “Cadillac” job at the entrance to now be possible.

Motion: Approval of the 2012 Budget

Motion: Jim Manly Second: Rita Eissmann Approved

Change to the front entry where the skid marks have caused a problem was discussed. Someone thought it was peeling. It was suggested that the sealer may be peeling. Removal of the skid marks was attempted with a power washer – didn't remove the skid marks but could have caused the peeling. Jim explained that the concrete was dyed “through” not just topical. He had looked at Pecetti Ranch which was colored and has lost its color.

Management will look at a possible warranty issue.

Member Correspondence – None

Knowing and proving who created the skid marks has been a problem. The police report was weak.

Next Meeting: November 28, 2011 at 12 Noon–

Homeowner Ratification of 2012 Board Approved Budget

[In accordance with NRS116 & NAC116 the Association's 2012 Budget will be RATIFIED by the members unless more than a majority of all unit owners vote to REJECT the budget, either in person or by proxy.]

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Open Discussion

Someone suggested dark brown would hide skid marks. Rick Martin wanted to see the HBO contracts. Rita explained that it was a fine, no agreement, and since the county did not consider it an emergency the cease and desist would have been ineffective. The information cannot be released because it was an issue between and owner and the Board. Rick wanted to know where the \$100,000 went. Rita explained it was placed in the general fund and reserves. Remember the sign for the meeting. Karen Klove stated that we have a great community and thanked the board. It was suggested that a social event would be nice for the community perhaps a block party.

Alex Bullentini agreed to build a notice board inside the entry if someone would provide him the design.

[A period devoted to comments by the unit's owners and discussion of those **comments** in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the Minutes.

Adjournment: 8:32pm

Motion: Rita Eissmann

Second: Jeff Houston

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).

Homeowners were asked to stay for the remaining meetings.

ANNUAL HOMEOWNERS MEETING

MINUTES

Call Meeting to Order – Roll Call

Present: Rita Eissmann, James Manly & Jeff Houston Absent: Larry Morasse Homeowners: 21

Open Discussion

Management was requested to have Gayle Kern review the ARC submittal.

Business Meeting

New Business - None

Member Correspondence - None

Next Meeting: November of 2012

Open Discussion

Adjournment

Motion: Jeff Houston

Second: Rita Eissmann

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).

ELECTION OF Directors

MINUTES

Call Meeting to Order – Roll Call

Present: Rita Eissmann, James Manly & Jeff Houston Absent: Larry Morasse Homeowners: 21

Open Discussion

Business Meeting

Opening/Separation of Envelopes/Counting of Ballots/Election Results

Karen Klove and Jeanie Fornfeist assisted in the opening of the envelopes and counting of the ballots.

Jim Manly and Mike Vonada were elected and will join incumbents Rita Eissmann and Jeff Houston.

Open Discussion - None

Adjournment

Motion: Jim Manly

Second: Rita Eissmann

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).

ORGANIZATIONAL MEETING OF NEW BOARD

MINUTES

Call Meeting to Order – Roll Call

Present: Rita Eissmann, James Manly & Jeff Houston Absent: Larry Morasse Homeowners: 21

Open Discussion

Business Meeting

Choice/Nomination of Officers for New Board

Motion: Jim Manly, Treasurer

Motion: Jeff Houston Second: Rita Eissmann Approved

Motion: Rita Eissmann, President

Motion: Mike Vonada Second: Jeff Houston Approved

Motion: Jeff Houston, Vice President

Motion: Rita Eissmann Second: Mike Vonada Approved

Motion: Mike Vonada, Secretary

Motion: Rita Eissmann Second: Jeff Houston Approved

Open Discussion - None

Adjournment

Motion: Rita Eissmann 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).

Minutes were approved at an open meeting on November 28th, 2011 for distribution to the homeowners.

Professionally Managed by: A`La Carte Association Management, LLC
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