

FAIRWAYS @ FIELD CREEK HOMEOWNERS ASSOCIATION
4TH QUARTER BOARD OF DIRECTORS MEETING
OCTOBER 25, 2005

BOARD MEMBERS PRESENT: Rinaldo Bullentini, Rita Eissmann, Jim Gaskill, James Manly
BOARD MEMBERS ABSENT: None
HOMEOWNERS PRESENT: Alex Bullentini, Gene Yup, Robert & Jill Smith, Claudia Townsend, Jake
PREMIER PROPERTIES: Kris Lindberg, Property Manager
Jan Falzone, Recording Secretary

I. CALL MEETING TO ORDER

President and presiding officer Rinaldo Bullentini called the 4th Quart Board of Director Meeting to order at 6:45 p.m.

II. ROLL CALL

Rinaldo Bullentini noted that all Board Members were present at this meeting.

III. OPEN DISCUSSION

Claudia Townsend and Jake spoke before the Board of Directors regarding the half pipe skateboard apparatus build in their back yard. The Board of Directors noted that there were never any plans submitted to the Architectural Committee for their review and recommendation, nor the Board of Directors did not approve the structure.

Rinaldo Bullentini noted that the Architectural Committee will be notified and requested to review the CC&R's of the Association regarding the skateboard half pipe structure. Claudia Townsend noted that she is willing to do whatever needs to be done to resolve this issue. The Board of Directors agreed to work with Ms. Townsend and the Architectural Committee.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

The Board of Directors reviewed the September 15, 2005 Board Meeting Minutes.

Motion: A motion was made by Jim Gaskill, seconded by Rita Eissmann to approve the September Meeting minutes as written. Motion carried.

V. FINANCIAL REPORT

Kris Lindberg presented the financial report. The Board of Directors had requested that the correction be done prior to submitting the financial report to the Board of Directors for approval. Kris Lindberg will have the necessary corrections made and then it will be re-submitted to the Board of Directors at the January 2006 meeting. This issue has been tabled.

VI. OLD BUSINESS

A. Update on Street Repair – Jim Gaskill gave the updated report on the street repair and crack sealing. It was noted that the project was completed on October 3, 2005.

B. Problem with Sprinkler System – Jim Gaskill noted that there is a problem with the sprinkler system and the NDOT is responsible for the repairing the hole in the pavement.

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Claudia Townsend volunteered to contact the Commissioner of NDOT to have the hole repaired in the pavement. The Board of Directors thanked Claudia for volunteering to contact the Commissioner.

VII. NEW BUSINESS

A. Renewal of Premier Properties Management Contract – Kris Lindberg presented the renewal of the Premier Properties Management Contract. The Board of Director reviewed the Management Contract and made the necessary changes. Alex Bullentini voiced his opinion on the five Managers that have come and gone on the property and that he is very unhappy with the service of the Management Company. Alex noted that there is no follow up on the fine schedule.

Motion: A motion was made by Jim Gaskill, seconded by Rita Eissmann to accept the renewal of the Management Contract with Premier Properties as corrected. Motion carried.

VIII. ADJOURNMENT

There being no further discussion, the October 4th Quarter Board of Directors Meeting was adjourned at 6:45 p.m.

Respectfully submitted by,

Approved by,

Jan Falzone
Recording Secretary

Association Secretary