

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
October 8, 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 6:00 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 July 24, 2024 meeting minutes as written. Michael Fackelmann seconded the motion. The motion carried unanimously.

4. Financial Reports

Tabled

5. Committee Reports

A. Gate & Landscaping Committee

Jeff Houston informed the Board that the under-monument lights were repaired and Norm helped to replace the power supply. Jeff Houston noticed that the water usage has gone up a considerable amount. Jeff Houston will have Brian from Greenthings take a look at the irrigation system for a possible leak.

B. Road Maintenance Committee

Norm Kelly reported that he is still working on the reserve study and trying to figure out where they are getting their numbers. Norm Kelly feels that the Board is going to have to hire an asphalt engineer to determine the life left in the roads. Norm Kelly feels there are 10 years left, but is unable to convince anyone else of that.

C. Architectural Committee

Kathi Angaran reported to the Board that they had all reviewed the changes in the ARC Guidelines. Kathy Angaran has requested that management go through the deposits they have received and verify that all refunds have been returned to the residents and make sure the reports balance. Going forward Kathi Angaran will email management the authorization to release the funds.

6. Unfinished Business

A. Report of Action taken Between Meetings by the Board

Received quote for Mid Silver Wolf Road East Drainage Ditch reconstruction

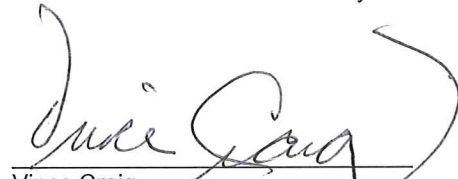
- B. **Discussion Regarding CDs & Rollovers**
Next CDs to mature will renew at the higher rates.
 - C. **Update on Mid Silver Wolf East Drainage Ditch Reconstruction Project**
Jeff Houston reported that the Mid Silver Wolf East Drainage Ditch reconstruction project has been completed and looks great. Per the governing documents, the maintenance of this ditch is the responsibility of the association and the maintenance of the Public Utility, Equestrian & Pedestrian Easement to the east of the ditch is the responsibility of the residents that live along the ditch. .
 - D. **Update on Drainage Ditch Maintenance Agreements**
Jeff Houston reported all Drainage Ditch Maintenance Agreements have been signed and are on file with the Washoe County Recorder's office.
 - E. **Discussion & Approval of 2025 Budget**
Tabled
 - F. **Discussion & Approval of Revised Architectural Rules & Construction Deposit & Fee Agreement Form**
Kathi Angaran informed the Board that the Architectural Committee unanimously approved the Revised Architectural Rules and the Construction Deposit & Fee Agreement form and the Board has reviewed.
7. **New Business**
- A. **Discussion & Approval of Annual Reserve Update**
Tabled
 - B. **Discussion & Approval of Snow Removal Contract**
Tabled
 - C. **Discussion Regarding 2025 Schedule of Board of Directors Meetings**
The meeting dates for 2025 are as follows:
 - January 22, 2025
 - April 23, 2025
 - July 23, 2025
 - October 22, 2025, which will include the Annual Members Meeting
 - D. **Discussion & Approval Regarding Menath Insurance Renewal**
Kristi Schaffner made a motion to approve the Menath Insurance renewal for \$5,544.00, seconded by Michael Fackelmann. Motion carried unanimously.
 - E. **Discussion & Approval of 2023 Draft Audit**
Michael Fackelmann made a motion to approve the draft audit, Gretchen Swope seconded the motion. Motion carried unanimously.
 - F. **Review Architectural Committee Appointments**
 - G. **Discuss Current Status of Architectural Committee Refunded Deposits and Fees.**
Kathi Angaran mentioned to the Board that she thinks there are issues with construction deposits dating back to 2013. Management will research and report back to the Board.
8. **Correspondence**
None at this time.
9. **Items to be on Next Agenda**
Financials
Budget
Reserve Study
Appointments
ARC Deposits
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
11. **Adjournment**

With no further business to discuss at this time, Michael Fackelmann made a motion to adjourn the meeting at 6:51pm. Jeff Houston seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger
Recording Secretary



Vince Craig
Board Secretary