

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
January 17, 2018**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli - Treasurer
Gretchen Swope - Secretary
Victoria Kahn -- Director

Management

Sierra Boothby – Provisional Community Manager

Membership

List on File

1. Call to Order/Roll Call

President Jack Angaran called the meeting to order at 6:38 pm. With all of the Board Members present a quorum was established.

2. Members Open Forum - Agenda Items

No Members wished to speak at this time.

3. President's Report

President, Jack Angaran, reported on some items that will be addressed later in the meeting. Jack briefly explained the win-win basis for the negotiations with Truckee Meadows Water Authority which will be explained further under agenda item 9. A. Jack Angaran also briefly explained the need for the repair of the 15 foot drainage easement that runs just below Springer Court.

4. Approval of Minutes – July 12, 2017

Gretchen Swope gave a brief summary of the July 12, 2017 meeting minutes. *Laura Miceli made a motion to approve the July 12, 2017 meeting minutes as written. Victoria Kahn seconded the motion, the motion carried with all in favor.*

5. Financial Reports

A. Review of Reports – September 2017, October 2017 and November 2017

Laura Miceli reported that as of November 31, 2017 the net income for the year is \$31,000.00. There was a total of \$49,000.00 in expenses for 2017. This expense amount is higher than budgeted due to unexpected needs for cleaning of the drainage easements and snow removal. *Gretchen Swope made a motion to approve the September, October and November 2017 financials as presented, subject to year end audit. Victoria Kahn seconded the motion, the motion carried with all in favor.*

B. Review of Bank Statements

The Board was provided with the Bank Statements for review.

6. New Business

A. TMWA Proposed Completion of the Fairways Eastern 15' Drainage Channel in return for a Well Water Use Easement

B.

Kelly McGlynn and Heather Edmundson from Truckee Meadows Water Authority attended the Board Meeting to give a presentation. Kelly McGlynn explained that he is an engineer and that Heather Edmundson is a land agent for TMWA.

Kelly stated that in 2015 TMWA took over STMGID assets including the Well House that is located within the Fairways at Fieldcreek Ranch community. Kelly explained that the well, by law, needs to "run to waste") for 2-5 minutes (in order to clear out the pumps and pipes and then pump clear water before distributing drinking water to nearby homes in the Fairways. The well that is located on Fairways property does not currently have an outlet in which it can run to waste and drain the well. The proposed solution is to construct a new rock lined open channel behind 12770 Silver Wolf Road where there is currently a short section of our 15 ' drainage easement with no open drainage channel to drain to the detention pond. Jack Angaran explained that as a result, currently surface drainage water from our south drainage channel is draining on to a public utility easement for this short section.

In return for a use easement to drain its small daily "run to waste" water needs (2/3 of a water truck, and no hazardous materials involved), TMWA will build, at its expense, a new rock lined open channel in that small section of the 15' Fairways drainage easement, effectively connecting the Fairways drainage channels to the north and south, and giving the Fairways a complete open channel drainage system along the east side of the Fairways down to the detention pond.

TMWA, at its expense, will also hire a landscape architect to design and plant landscaping including several trees in order to hide the Well House from view of Fairways neighbors and their guests as they drive up and down Silver wolf Road. This landscaping will be done with the direct input of the Fairways Board.

]

At Jeff Houston's suggestion, the Board anticipates assigning the Gate and Landscape Committee, at the April Board meeting, to act as its liaison and to give TMWA our input for the tree selection and placement around the Well House to hide its appearance.

Jeff also suggested that TMWA have a regular maintenance schedule for clearing and maintaining the grounds around the well house. Kelly will ask that TMWA set a regular schedule set up for maintenance.

Gretchen Swope made a motion to approve the TMWA proposal to repair the drainage system behind 12770 Silver Wolf Road and leading to the detention pond which included signing the permeant use easement in favor of TMWA. Laura Miceli seconded the motion, the motion carried with all in favor.

B. South 15' Drainage Easement Repairs – Open Bids

Jack Angaran explained that there was a complaint made by a homeowner regarding some rain and surface water leakage from the Fairways 15' drainage easement that runs just below Springer Court and across the read portion of several lots.. Jack stated that the Board hired an engineer from Farr West Engineering who assessed the ditch and gave written recommendations on what repairs were needed to shore up and correct the small amount of ditch leakage by expanding the fill dirt on the north side of the ditch and correcting the depth of the ditch easement at the eastern elbow, in order to allow proper flow and avoid similar leakage in the future.

At this time, Jack Angaran asked that the Board address item C. under New Business on the agenda ***Victoria Kahn made a motion to approve the retention and report of the engineer from Farr West Engineering regarding the scope of work for the drainage repair. Gretchen Swope seconded the motion, the motion carried with all in favor.***

Jack explained that once the Farr West Engineering report was available to define the scope of repair work, three contractors were allowed to examine the ditch by Sierra of Kenyon & Associates, given the Farr West Engineering scope of repair work recommendations letter, and asked to submit sealed bids for the work. All three bids clearly incorporated the scope of work recommendations of Farr West Engineering.

The bids are as follows:

M&M Lawn -- \$4,980.00 for drainage ditch repairs
Newmarker Lawn -- \$7,980.00 for drainage ditch repairs
Imagine Outdoor -- \$18,840.00 for drainage ditch repairs

Laura Miceli made a motion to accept two of the three bids in order to negotiate the terms further, ensure that the bids were complete including costs of equipment, and were consistent with the scope of work called for by the Farr West Engineering report.. Gretchen Swope seconded the motion, the motion carried with all in favor.

Gretchen Swope then made a motion to approve the two lowest bids from M&M Lawn and Newmarker Lawn for further negotiation and compliance with the scope of work called for by Farr West Engineering, including equipment. Victoria Kahn seconded the motion, the motion carried with all in favor.

C. Approve Retention and Report of Drainage Engineer Regarding 15' Drainage Repair

Victoria Kahn made a motion to approve the retention and report of the drainage engineer regarding the scope of work for the drainage repair. Gretchen Swope seconded the motion, the motion carried with all in favor.

D. Appointments to ARC

Jack Angaran reported that in the past, due to lack of members, Laura Miceli was serving as an alternate ARC Member in case the ARC Committee needed a third vote due to absence or conflict of an ARC member. Tom Duncan is currently the Board Liaison for the Committee. The Liaison is a non-voting position on the Committee. So that no board member would have to vote as an alternate, Jim Pinger has volunteered to serve as the alternate member. Laura Miceli would no longer be needed as the alternate voting member, although she is encouraged to continue attending the ARC meetings in the event Tom is not available to act as nonvoting liaison.

Jack Angaran made a motion to appoint Jim Pinger as the alternate ARC Voting Member. Victoria Kahn seconded the motion, the motion carried with all in favor.

E. Appointments to Social Committee

Laura Miceli made a motion to formally appoint Jean Held to the Social Committee Gretchen Swope seconded the motion, the motion carried with all in favor.

7. Management Report

A. Executive Session Report

Sierra Boothby reported that in the last executive session the Board approved the minutes, reviewed delinquencies and discussed violations. The Board took the appropriate action in all matters.

8. Correspondence

There was no correspondence to discuss at this time.

9. Items to be on Next Agenda

There are no items to be on the next agenda at this time.

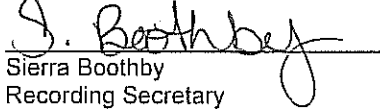
10. Membership Open Forum

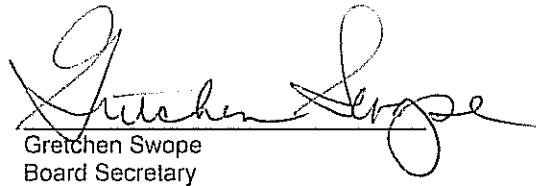
No Members wished to speak at this time.

11. Adjournment

There being no further business to discuss at this time, *Jack Angaran made a motion to adjourn the meeting at 6:46pm. Tom Duncan seconded the motion, the motion carried with all in favor.*

Respectfully Submitted,


Sierra Boothby
Recording Secretary


Gretchen Swope
Board Secretary