



**The Fairways at Fieldcreek Ranch  
Board of Directors Meeting  
January 22, 2025**

**Board Present**

Norm Kelly – President  
Gretchen Swope – Vice President (Absent)  
Vince Craig – 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 four 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 October 8, 2024, meeting minutes as written. Michael Fackelmann seconded the motion. The motion carried unanimously.

**4. Financial Reports**

Michael Fackelmann made a motion to accept the financials for audit through November 2024, with changes as requested. Jeff Houston seconded the motion. Motion carried unanimously.

**5. Committee Reports**

**A. Gate & Landscaping Committee**

Jeff Houston reported to the Board that the Click2Enter system broke, so Jeff & Norm ordered a new system along with a Knox box to meet new requirements. They are waiting for WCSO and TMFPD to get back to Jeff to set up the Click2Enter. Jeff Houston has had a discussion with the Board regarding landscaping billing with which they have not been happy. Jeff Houston and Connie Duncan will meet with the landscaper regarding the charges. Jeff Houston did request additional quotes for weed abatement and found there is not much difference in pricing.

**B. Road Maintenance Committee**

Vince Craig reported that if the Board goes ahead and does the testing on the roads it will not give them the longevity of the road. Vince Craig also told the Board that when you start grinding away at the road it reduces the integrity of the road.

**C. Architectural Committee**

James Pinger reported that there has been a submittal for a resident to do a landscaping enhancement project in their backyard.

**D. Website Committee**

Jeff Houston reported to the Board that no residents have volunteered for the committee following the request for volunteers in the fall newsletter.

**6. Unfinished Business**

**A. Report of Action taken Between Meetings by the Board**

Jeff Houston made a motion to ratify the decision made by unanimous consent of the Board to approve the storm drain cleaning for \$3,500. Michael Fackelmann seconded the motion. Motion carried unanimously.

**B. Discussion Regarding CDs & Rollovers**

Next CDs to mature will renew at the higher rates.

**C. Discussion & Approval of 2025 Draft Budget**

Tabled .

**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 Annual Reserve Update**

Michael Fackelmann made a motion to accept the 2025 Reserve Study. Jeff Houston seconded the motion. Motion carried unanimously.

**7 New Business**

**A. Review Status of any Pending Legal Action**

The Board and the association's insurance defense counsel attended a mediation session for NRED claim 25-042 on November 20, 2024. No agreement was reached during the session.

**B. Discussion & Approval of 2024 Taxes/Audit Proposal**

Norm Kelly made a motion to approve the proposal submitted by Hilburn & Lein. Vince Craig seconded the motion. Motion carried unanimously.

**C. Discussion & Approval for 2025 Retention Ponds & Ditch Weed Abatement Contract**

Jeff Houston made a motion to accept the contract submitted by Greenthings for \$5,350. The quote from El Patio was for \$5,400. A quote was requested from a third vendor, but he later withdrew from consideration. Vince Craig seconded the motion. Motion carried unanimously.

**D. Review/Update all Committee Appointments**

Jeff Houston reviewed the committee members for 2025:.

**Architectural Committee**

James Pinger  
Kathi Angaran – Chair  
Lynn Campbell  
John Evans  
Shaun Bittick (alternate)

**Gate & Landscaping Committee**

Norm Kelly  
Connie Duncan  
James Pinger  
Marc Markwell  
Jeff Houston – Chair

**Website Committee**

Jeff Houston – Chair  
Norm Kelly

**Road Maintenance Committee**

James Pinger – Chair  
Norm Kelly  
Vince Craig

Norm Kelly made a motion to approve the committees as listed above. Michael Fackelmann seconded the motion. Motion carried unanimously.

**8. Correspondence**

None at this time

9. Items to be on Next Agenda

Review pending legal action

10. Executive Session Summary

The Board approved the minutes and reviewed the delinquencies.

11. Membership Open Forum

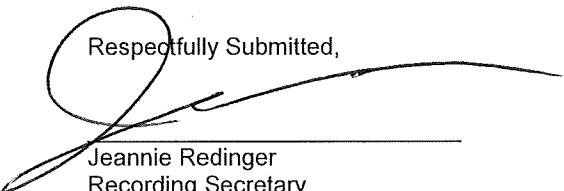
ARC Members

Community Mailboxes


11. Adjournment

With no further business to discuss at this time, Michael Fackelmann made a motion to adjourn the meeting at 7:10 pm. Jeff Houston seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger  
Recording Secretary



Vince Craig  
Board Secretary