

THE FAIRWAYS AT FIELDCREEK HOMEOWNERS ASSOCIATION
5480 Reno Corporate Drive, #100
Reno, Nevada 89511

Board Meeting
July 29, 2013
MINUTES

1. CALL TO ORDER

Mike Vonada called the meeting to order at 6:01pm. Present was: Mike Vonada, Lisa Martin, Dennis Bryan, Kathy Braband and Gary Fornfeist. Joele Rogers was present for Equus Management Group.

2. MEMBERS' FORUM

None

3. REPORT OF ANY ACTIONS TAKEN IN EXECUTIVE SESSION

The Board reviewed delinquencies and violations during executive session. No actions were taken on any issue discussed.

4. MINUTES

a) Discuss and approve the May 14, 2013 meeting minutes

Lisa Martin moved to approve the minutes from 5-14-13 with corrections. Gary Fornfeist seconded the motion. Motion passed unanimously.

5. REPORTS

a) Treasurers Report

1. Review and Accept April - June 2013 Unaudited Financials

The Executive Board reviewed the following financial information as required in NRS 116.31083:

- a. A current year-to-date financial statement of the association;
- b. A current year-to-date schedule of revenues and expenses for the operating account and the reserve account, compared to the budget for those accounts;
- c. A current reconciliation of the operating account of the association;
- d. A current reconciliation of the reserve account of the association;
- e. The latest account statements prepared by the financial institution in which the accounts of the association are maintained; and
- f. The current status of any civil action or claim submitted to arbitration or mediation in which the association is a party.

Kathy Braband moved to accept the financials as presented. Lisa Martin seconded the motion. Motion passed unanimously.

2. CD Recommendations – Interest earned vs. Tax owed offset

Management provided to the Board an email from the CPA indicating that the Tax owed offset is so minimum if any that placing money into CD would benefit the association.

Lisa Martin moved to approve opening up 2 CD's with Mutual of Omaha – 1st on in the amount of \$50,000.00 for a 1 year term and 2nd one in the amount of \$100,000.00 for a 2 year term.

b) Committee Reports

1. Architectural Committee Report

No Report

7. OLD BUSINESS

a) Report and recommendation on street repairs

Mike Vonada indicated that Dennis Bryan has been researching other options on repairing the large cracks in the asphalt. After Discussion, Lisa Martin moved to approve a cost not to exceed \$75,000 for the repairs to the streets. Kathy Braband seconded the motion. Motion passed unanimously.

b) Report on any liability issues with having a school bus pick up in the community

Kathy Braband researched whether the Association is liable in any way by allowing a Washoe County School Bus access inside the private community. Kathy said the liability is no more than allowing UPS or US Mail. Washoe County has insurance.

c) Update on the Audit of Financials

Management indicated that after further contacting Sharon with A'la Carte for the necessary information she did produce the required documents for the CPA to finish the Audit of financials. They should be ready by the next meeting.

8. NEW BUSINESS

a) Discussion on the number of members on the ARC Committee

The ARC Committee currently has 3 members and 1 Board liaison. The Board felt at this time that this committee should remain at this number. They are in compliance with the CC&Rs having 3 members. The board did not appoint any new members to the committee at this time.

b) ARC Concerns and Recommendations

The ARC Committee addressed the Board concerning some new construction issues that need to be addressed. The ARC Committee asked is they could put together a "Construction Rules" document for presentation at the next meeting. The Board agreed.

c) Discussion on adding internet connection at gate for accessibility to cameras and the reader board.

The Board discussed having an internet connection at the gate for easier access to the cameras and reader board. An owner in the audience indicated that he could possibly help determine if it is possible and do some research. This item will be placed on the next agenda.

d) Next Board meeting date

October 7, 2013 at 6:00pm at the Offices of Equus Management Group located at 5480 Reno Corporate Drive, #100, Reno, Nevada 89511

9. HOMEOWNER COMMENTS

A homeowner asked if the Fire Hydrants were tested

Another homeowner indicated that raccoons are out

Another owner asked if a Block Party was going to happen this year

10. ADJOURNMENT

The meeting was adjourned at 6:54pm on a motion by Lisa Martin

Respectfully submitted by Equus Management Group

Approved: _____
Secretary - Gary Fornfeist