

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
July 11, 2018**

Board Present

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

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 6:00 pm. With three of the five 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 informed the people in attendance that TMWA is working to install a main line in the Arrowcreek area. This work will not affect the homeowners at the Fairways at Fieldcreek Ranch and all of the lines will be buried and not visible.

4. Approval of Minutes – April 18, 2018

Tom Duncan made a motion to approve the April 18, 2018 meeting minutes as written. Laura Miceli seconded the motion, the motion carried with all in favor.

5. Financial Reports

A. Review of Reports – March 2018, April 2018, May 2018

Treasurer, Laura Miceli reported that the financial reports from March, April and May show that the Association is under budget even with the assessment holiday. The operating account balance is higher than at the beginning of the year. Laura Miceli would like to discuss lowering the assessments when all of the Board Members are present. A homeowner in attendance suggested another assessment holiday as opposed to lowering the fees as it is hard to raise the assessments. Laura reported that the Association is funded at 169%. Laura will have a proposal for a reduction at the next meeting.

Laura Miceli made a motion to have an assessment holiday for the first quarter of 2019. Tom Duncan seconded the motion, the motion carried with all in favor.

Jack Angaran made a motion to approve the March 2018, April 2018 and May 2018 financials. Tom Duncan 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. Proposals for DG Replacement and Repositioning of Rocks

The Landscape Committee obtained two proposals for DG replacement and repositioning of rocks along the greenbelt area of the Association. The proposals are as follows:

Greenthings -- \$4050.00

El Patio Landscape -- \$1,960.00

Laura Miceli made a motion to approve the El Patio proposal for \$1,960.00 contingent upon the DG being 1.5 inches of coverage. Tom Duncan seconded the motion, the motion carried with all in favor.

The Landscape Committee has done many things to improve the Fairways. They worked to make the creek visible from the street as it is a beautiful asset to the community.

The Landscape Committee was asked if there is anything else that they need for the landscape or gate. Jeff Houston would like to get figures on the gate cameras as well as the message board as these things are outdated and will need replacing. Jeff also mentioned a tree that is leaning and should be addressed before it becomes a hazard and having the fire hydrants repainted. Connie Duncan would like one flowering bush to plant at the gate. Jack Angaran would also like to get figures to have a treatment done on the road as the Association has the funds available. Management and Landscape Committee will work together to get proposals on the high dollar items. The small items will be completed.

B. 2017 Tax Prep and Audit Review

Jack Angaran made a motion to approve the 2017 Tax Prep and Audit, subject to Treasurer Miceli's findings after review. Tom Duncan seconded the motion, the motion carried with all in favor.

C. Management Contract

After review, *Laura Miceli made a motion to approve the 2018 Management Contract with Kenyon and Associates which is the same as the prior year. Jack Angaran seconded the motion, the motion carried with all in favor.*

D. January Assessment Holiday

See under Financial Report. Motion was made to have an assessment holiday for the first quarter of 2019.

E. TMWA Completed Landscape Project

President Jack Angaran reported that the trees and bushes have been planted by TMWA. The plants are healthy and being watered. There will also be rock laid in the driveway area.

F. Member Social with Light Food and Drinks Before Annual Meeting in October

After some discussion the Board decided to plan a menu for 25 people. The menu will be similar to last years menu.

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

Leaning Tree Removal - Proposals
Pedestrian Gate Addition - Proposals
Gate Cameras – Proposals
Street Repairs – Proposals

10. Membership Open Forum

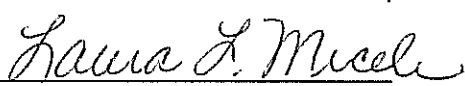
No Members wish to speak at this time.

11. Adjournment

There being no further business to discuss at this time, *Jack Angaran made a motion to adjourn the meeting at 6:56pm. Tom Duncan seconded the motion, the motion carried with all in favor.*

Respectfully Submitted,


Sierra Boothby
Recording Secretary


Board Member
Board Representative