Fairways

The Fairways at Fieldcreek Ranch
Board of Directors Meeting
April 22, 2026

Board Members
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 3:00 pm. With a majority of the Board members present, a quorum was established. The meeting was held at Raley's conference room on Wedge Parkway.

2. **Members Open Forum - Agenda Items**
   None

3. **Approval of Minutes**
   Jeff Houston made a motion to approve the January 28, 2026, 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 March 2026, as submitted. Jeff Houston seconded the motion. Motion carried unanimously.

5. **Committee Reports**
   A. **Gate & Landscaping Committee**
   Jeff Houston reported to the Board that there is a lot to talk about, but everything is addressed further down on the agenda.
   B. **Road Committee**
   Vince Craig reported to the Board that Abart Industries is shipping the manhole levelers. The owner of Abart has offered to come out to install the levelers for a $2,000 installation fee. Norm Kelly made a motion approve the expenditure, seconded by Michael Fackelmann. Motion carried unanimously.
   C. **Architectural Committee**
   As no one from the Architectural Committee or the board liaison was in attendance, Jeff Houston updated the Board on all active submittals that are currently on ARC Tracker.
   D. **Website Committee**
   Jeff Houston reported to Board that ARC Tracker Support has finally uploaded the revised Architectural Rules to the system.

6. Unfinished Business
   A. **Report of Action taken Between Meetings by the Board**
      Irrigation Repair & Upgrade
      Jeff Houston reported that he, Norm, and Brian from Greenthings installed irrigation wiring to the east greenbelt so that the broken battery-controlled timer servicing those zones is no longer needed. The old irrigation controller in the median was replaced with a new 8-zone WiFi controller that automatically adjusts the amount of water applied according to the weather conditions and can be manually adjusted online.
   B. **Discussion Regarding CDs & Rollovers**
      Michael Fackelmann reported that there are 2 CDs coming up for renewal in September of this year and he is thinking of splitting one of them into an additional CD.
   C. **Update on Detention Pond Access & Silt Removal**
      Waiting for design from Padovan Consulting
   D. **Update on Drainage Ditch Restoration Projects and Repair of Leaking Ditch**
      Padovan Consulting is currently working on the plans for this project
   E. **Update on Storage Pad & TMWA Easement Projects**
      Padovan Consulting has completed plans for review by TMWA and did not list anything about the storage pad
   F. **Review Status of Any Pending Legal Action – Case No. 25-042**
      Board requested that management contact the insurance-appointed attorney to start scheduling depositions, if possible.
   G. **Update of Manhole Covers**
      Vince Craig updated the Board on the levelers earlier in the meeting.

7. New Business
   A. **Approval of Resignation of Shaun Bittick from ARC**
      Jeff Houston made a motion to accept Shaun Bittick's resignation from the Architectural Committee, seconded by Michael Fackelmann. Motion carried unanimously.
   B. **Revision of Weed Abatement Policy**
      Jeff Houston made a motion to accept the revised Weed Abatement Policy, which now includes clarification about maintenance responsibilities of the Public Utility, Equestrian & Pedestrian easement involving even-numbered properties from 12760 - 12880 Silver Wolf Road. Motion was seconded by Vince Crag and carried unanimously.
   C. **Transition from Gate Controller DKS Cellular to VOIP Using New Internet Connection**
      Jeff Houston informed the Board that this device will replace the current voice/data cellular controller and will consequently require a new phone number for the gate telephone entry (intercom) system. It will reduce the monthly subscription fees and allow faster data transmission for programming. Jeff Houston made a motion to purchase the control box for approximately $425 plus tax, seconded by Vince Craig. Motion carried unanimously.
   D. **Appointment of ARC Committee Member**
      Norm Kelly made a motion to appoint Connie Duncan to the ARC Committee as the alternate member, seconded by Michael Fackelmann. Motion carried unanimously.
   E. **Discussion & Approval to Repair Maglock**
      Norm Kelly will check to see if the maglocks at the gate are working and if they can be repaired on our own.
   F. **Discussion & Approval to Repaint Front Gates**
      Jeff Houston will ask Brian from Greenthings for a proposal to repaint the gates. Norm Kelly will check with a friend regarding the best way to repaint the gates given the existing powder coating.

8. Correspondence
   None

9. Items to be on Next Agenda
   Usual items

10. Executive Session Summary
    The Board approved the minutes and reviewed the delinquencies.

11. Membership Open Forum
    None

12. Adjournment

With no further business to discuss at this time, Jeff Houston made a motion to adjourn the meeting at 4:02 pm, seconded by Michael Fackelmann. Motion carried unanimously.

Respectfully Submitted,

Jeannie Redinger
Recording Secretary

Vince Craig
Board Secretary