

**FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
1<sup>ST</sup> QUARTER BOARD OF DIRECTORS MEETING  
JANUARY 17, 2006**

**BOARD MEMBERS PRESENT:** Rinaldo Bullentini, Gene Yup, Rita Eissmann, Robert Devin  
**HOMEOWNERS PRESENT:** Alex Bullentini, James Manly, Dan Mulls, Jack Angarin, Rick Braeban  
**GUEST PRESENT:** Rob from Pinecrest Construction  
**PREMIER PROPERTIES:** Kris Lindberg, Property Manager  
Jan Falzone, Recording Secretary

---

**I. CALL MEETING TO ORDER**

President and presiding officer Rinaldo Bullentini called the January 1<sup>st</sup> Quarter Board of Directors Meeting to order at 5:35 p.m.

**II. ROLL CALL**

Rinaldo Bullentini noted that all Board Members were present at this meeting.

**III. OPEN DISCUSSION**

The Board of Directors discussed the existing problem with the dirt on the road, the problem with the ditches and sewers running over and the sewer grate being completely blocked.

Rick Braeban inquired as to the starting time of the Contractors. Rinaldo Bullentini stated that the starting time to begin work is 7:00 a.m. Mr. Braeban noted that lot #34 has Contractors beginning before 7:00 a.m. and is working on Sundays. It was noted that the Contractor must state the beginning start of the building and the time allowed for completion of the project. The County regulated the time to be completed. Rob at Pinecrest Construction noted that the gate activity report could be monitored as to what Contractors are starting before 7:00 a.m. Rita Eissmann discussed the problem with the gate codes as given out from the Homeowner.

**IV. APPROVAL OF THE OCTOBER 25, 2005 MEETING MINUTES**

The Board of Directors reviewed the October 25, 2005 Board Meeting Minutes.

**Motion:** A motion was made by Gene Yup, seconded by Rita Eissmann to approve the October 25, 2005 Board Meeting minutes as written. Motion carried.

**V. APPROVAL OF THE DECEMBER FINANCIALS**

Kris Lindberg reported that the Bookkeeper Beki had cleared the errors as previously discussed by James Manly. The December Financial reports the corrected figures.

**Motion:** A motion was made by James Manly, seconded by Rita Eissmann to approve the December Financial report as reviewed. Motion carried.

**VI. OLD BUSINESS**

**A. Storm Drain Clean Out** – This issue has been tabled for further review.

**B. Disassociation From Fieldcreek Master Association/Update** – Jack Angarin gave his report on the Master Association update. Jack noted that the Title Company is doing further research on the issue. Jack noted some of the issues that he has researched so far regarding any special assessment to both Fieldcreek and Fairways. The Fairways is not a sub-association to Fieldcreek the Architectural guidelines are different as well as the CC&R's. Jack gave a further detailed report and the Board discussed the issues at hand.

**FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
1<sup>ST</sup> QUARTER BOARD OF DIRECTORS MEETING  
JANUARY 17, 2006**

Kris Lindberg suggested that the Ombudsmen be contacted and request copies of the financial minutes from Fieldcreek. Jack noted that he will need a week to ten days to compile the information before it is ready to present to the Homeowners. Jack will continue to put pressure on Fieldcreek in obtaining copies of past meeting minutes and the financial reports and operating budget. Kris Lindberg will draft a letter for the Board of Directors to review prior to sending out.

**VII. NEW BUSINESS**

**A. Increase in Architectural Deposits** – Dan Mills and Rob Smith discussed the problems with the \$700.00 Architectural Deposit. Once the Architectural Committee has approved the plans, the Homeowner changes them and doesn't care to be out the \$700.00. Dan feels that if the deposit was a high amount.

Claudia noted that she has started a petition regarding the Homeowners that are in violation on building with the Contractors to clean up behind them. It was suggested that the vehicle be followed to the lot and obtain the lot number to report to Kris Lindberg so the fine can be assessed to the Homeowner of the lot.

Kris Lindberg suggested that a flat fee rate be assessed on the deposit and not based on the sq. footage of the property.

An all new fee schedule will be compiled with a breakdown of fees. The deposit will be for \$15,000.00 for the preliminary deposit. Any additions to the home after the preliminary has been submitted and approved will be \$5,000.00 for each additional plan submitted. The Homeowner will have thirty days from the receipt of the certificate of occupancy to submit their landscaping plans to the Architectural Committee. They will be given one year from the receipt of the C of O to complete the landscaping. If the landscaping and pool plans submitted are not completed within the year, there will be a fine of \$1,000.00 assessed to the Homeowner of the Property. After further discussion from the Committee and the Board of Directors it was suggested that if any Architectural changes or any infraction occur during the construction, then fines will be assessed to the Homeowner.

**Motion:** A motion was made by Rita Eissmann, seconded by Gene Yup to assess the new Architectural Committee deposit for any current issue that is outstanding with the Architectural Committee. Motion carried.

**B. Possible Street Parking Restrictions** - Rita Eissmann explained the problems with the parking on the wrong side of the street.

**Motion:** A motion was made by Gene Yup, seconded by Robert Devin to authorize a letter to be sent to all Homeowners regarding parking in the direction of the flow of traffic. Motion carried.

**C. Contractor Responsibility for Clean Up** – Jack Angarin discussed the nails that are being left in front of the Residence that they are working on. This will create problems for the neighbors driving by and picking up nails in their tires.

**D. Allocation of Balance of 2005 Operating Funds** – Kris Lindberg noted that there was a balance of \$5,743.84 that was in the operating account at the end of the year. Kris recommended that funds on the amount of \$4,743.84 be earmarked in the reserves for a special project.

**FAIRWAYS @ FIELD CREEK RANCH  
PROPERTY OWNERS ASSOCIATION  
1<sup>ST</sup> QUARTER BOARD OF DIRECTORS MEETING  
JANUARY 17, 2006**

**Motion:** A motion was made by Rita Eissmann, seconded by Robert Devin to approve the transfer of \$4,743.84 to the reserves ear marked for a special project. Motion carried.

**VIII. SCHEDULE 2<sup>ND</sup> QTR. BOARD MEETING**

The Board of Directors reviewed the time frame for the 2<sup>nd</sup> Qtr. Board Meeting. The tentative meeting will be scheduled for April 19, 2006 @ 5:30 in the offices of Premier Properties.

**IX. ADJOURNMENT**

There being no further business, the 1<sup>st</sup> Quarter Board meeting was adjourned at 7:00 p.m.

Respectfully submitted by,

Approved by,

\_\_\_\_\_  
Jan Falzone  
Recording Secretary

\_\_\_\_\_  
Association Secretary