

# The Fairways @ Fieldcreek Ranch Property Owners Association

MINUTES FOR FIRST QUARTERLY BOARD MEETING  
WEDNESDAY, FEBRUARY 4, 2004, 5:00 P.M.  
Held @ PREMIER PROPERTIES  
5250 NEIL ROAD, SUITE 110, RENO, NV 89502

## MINUTES

 Call Meeting to Order and Roll Call – President Rinaldo Bullentini called the meeting to order at 5:05 PM. Other Board Members in attendance were Jim Manly and Jim Gaskill. Five homeowners and Jayme Markarian, Community Association Manager, were also in attendance.

Open Discussion: **In consideration of time, this is a period limited to three (3) minutes per Homeowner.**

The Open Discussion Session consisted of the following comments:

- ✓ There are a few non-compliance issues with the builders of new homes including dumping of dirt and removal of boulders and general clean up that is needed.

There being no further comments, Open Discussion was closed for the regular business of the Association.

### 1. Approval of Meeting Minutes

Review & Approve Minutes of November 2003

---Action Item

The November, 2003 minutes were reviewed by the Board and Jim Gaskill made a motion to accept the minutes as written. The motion was seconded and passed unanimously. The motion was carried.

### 2. Acceptance of Current Financials

Review of Financial Report- December 2003 & January 2004

---Action Item

The Board was unable to review the financial reports prior to the meeting. Jim Manly made a motion to conduct a phone vote in a week, so the Board members could review the financials. The motion was seconded and passed unanimously. The motion was carried.

### 3. New Business

---Action Item

**Discussion of Disassociation from Fieldcreek:** Jayme Markarian from Premier Properties reported that the Board, Attorney Steve Wenzel, and herself had met together to discuss the possible steps and outcomes of disassociating from Fieldcreek. Steve Wenzel stated that he would need to research the CC&R's and contact the Attorney, Gayle Kern, for the Fieldcreek Association. He would contact the Board of Directors when he had more information.

**Acceptance of Gate Painting:** Bids for painting the front gate were given to the Board prior to the meeting. Rinaldo Bullentini recommended the bid from Premier Powder Coating. It was questioned as to how much it would cost in addition to the painting, to de-assemble and reassemble the gate. Jayme Markarian was directed to get estimates to take down and put back up the gate. Jim Gaskill motioned to have Premier Properties conduct a phone vote once the estimates were received for the removal of the gate and a total cost could be presented to the Board. The motion was seconded and passed unanimously. The motion was carried.

*All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)*

**Architectural Committee Reconfiguration:** The Board had requested and received resumes from the members of the Architectural Committee. It was mentioned that the Board would like to have more homeowners on the Committee. Jim Gaskill stated that the Governing Documents state that "not less than 3 nor more than five" members can serve on the Architectural Committee. There are five members presently on the Committee. Jim Gaskill motioned to only have four Committee members: George Trowbridge, Dan Mills, Alex Bullentini, and a new member, Rob Smith. Premier Properties was directed to write a letter to Sunny Ghanavanti, and Filiberto and Karen Ferroni thanking them for their time and energy given the Architectural Committee, and explaining that their services are no longer necessary. One homeowner stated that he did not believe that the Committee was ready to have a majority of homeowners serving because certain expertise was needed for new house plans to ensure property values, and regular homeowners do not possess that expertise. Discussion was held regarding the needed expertise of Sunny Ghanavanti and the appointment of Rob Smith. Rinaldo Bullentini voiced his concern and stated that he would rather see Sunny Ghanavanti stay on the Committee with all his experience and expertise. The motion was seconded to reconfigure the Architectural Committee. Rinaldo Bullentini was opposed. The motion carried.

**Jim Gaskill** reported progress on street maintenance, an item recognized at the previous Board meeting. He had contacted a civil engineering company, CSA, Inc. From CSA, he obtained present costs for several street repair items. Jim used the repaving costs projected 15 years into the future to calculate repaving costs for 3 different inflation rates. The projected costs were \$190K to \$150K at 3% and 10% inflation rates, respectfully. In ensuing discussion, it was recognized that short term maintenance projects, i.e., sealing the streets should allow postponement of complete repaving. In this regard, Jim suggested having CSA test the streets to determine their present condition and also having CSA develop a maintenance plan for us.

The Board discussed the situation and asked Jim to identify and obtain estimates from a total of three civil engineers of similar firms. The Board also recommended that developers be charged up front fees to help pay for street maintenance perhaps in addition to an increase in member dues.

4. **Old Business – Property Easement Update** ---Action Item  
Jayme from Premier Properties reported that Rinaldo Bullentini, Alex Bullentini, Doug Dolittle from Washoe County, and herself had met to discuss the liability and easement lines for the Association. Doug Dolittle stated that the only preventative action the Association can take would be to post signs making other homeowners aware that the easement is private property and they are not allowed. Doug Dolittle stated that the County will only provide a very minimal cleaning of the easement, but he would direct a crew to come out and clean. It was discussed that there was a new subdivision being built right next to the Fairways that might bring down their property values, create traffic problems, and other negative effects. The Board would see what they could do to voice the frustration and opposition of the members of the Association regarding the new subdivision.
5. **Schedule 2<sup>nd</sup> Quarterly Board meeting** -- The next meeting for the second quarter was set for April or May.

**ADJOURNMENT** -- The meeting was adjourned at 6:15 PM.

Respectfully submitted by Jayme Markarian, Community Association Manager

Approved: \_\_\_\_\_

Board Member's Signature

Date: \_\_\_\_\_

July 14, 2004

*All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)*