



**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
January 28, 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 3:01 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 October 22, 2025, 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 November, 2025, as submitted. Jeff Houston seconded the motion. Motion carried unanimously.

5. Committee Reports

A. Gate & Landscaping Committee

Jeff Houston reported to the Board that the fall cabbages and kale have been removed from the median. Norm, Jeff and James met with Spectrum Business regarding bringing in coax for the hardwired internet connectivity for the gate equipment and construction should start soon. Brian from Greenthings cleaned debris from the curbs and painted the fire hydrants and LED sign frame.

B. Road Committee

Vince Craig reported to the Board that the manhole risers should go into production on February 15th. The reason for the project taking so long is that the manufacturer is trying to integrate a mesh insert in the rubber to keep it from tearing when force is applied to detach the units from the metal manhole covers.

C. Architectural Committee

The Architectural Committee now has two open positions due to term limits and lack of homeowner volunteers. Attempts to get two different real estate agents and a contractor to volunteer have been unsuccessful. Jeannie is going to contact a new homeowner and Norm is going to follow up with Seth Padovan regarding a possible engineering graduate student volunteer.

D. Website Committee

Jeff Houston reported to the Board that he has repeatedly contacted ARC Tracker to see why they have not updated the Architectural Rules in their system.

6. Unfinished Business

- A. **Report of Action taken Between Meetings by the Board**
Ratification of Padovan Consulting's engineering proposal for creating a permanent access route and easement through the TMWA well parcel to the Public Utility, Equestrian and Pedestrian (PUEP) Easement to permit permanent access for maintenance of the detention pond and the Lower Silver Wolf East Drainage Ditch.
- B. **Discussion Regarding CDs & Rollovers**
Nothing to report at this time.
- C. **Update on Detention Pond Access & Silt Removal**
Padovan Consulting just started the engineering for the access route.
- D. **Update on Drainage Ditch Restoration Projects and Repair of Leaking Ditch**
No update yet from Padovan Consulting; this project is to follow engineering of PUEP easement access route.
- E. **Update on Storage Pad & TMWA Easement Projects**
Padovan Consulting just started the engineering for the access route.

7. New Business

- A. **Review Status of Any Pending Legal Action – Case No. 25-042**
Management updated the Board that they are trying to schedule a conference call with the insurance defense counsel regarding the discovery process.
- B. **Discussion & Approval of 2026 Detention Pond & Drainage Ditch Weed Abatement**
Jeff Houston made a motion to approve the proposal from Greenthings as they offered to continue with the same pricing as 2025. Michael Fackelmann seconded the motion. Motion carried unanimously.
- C. **Acceptance of James Pinger's Resignation from the ARC**
As of January 17, 2026, James Pinger termed out of the Architectural Committee as he served the maximum of 8 years as permitted by the CC&Rs.

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.

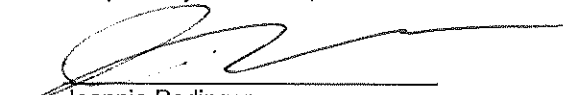
11. Membership Open Forum

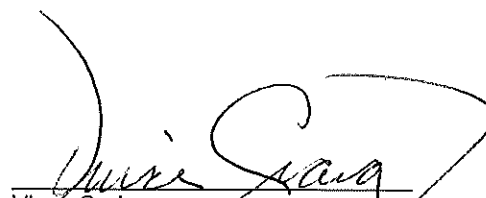
None

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


Vinze Craig
Board Secretary