

FAIRWAYS AT FIELDCREEK HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
March 16, 2016
Terra West Management Services
10651 Professional Circle, Suite A
Reno, NV 89521

Board Members Present

Mike Vonada	- President	Lisa Martin	- Treasurer
Gary Fornfeist	- Vice President	Mike Billow	- Director

Board Members Absent

Jim Beach - Secretary

Others Present

Holly Bullock, CAM	Terra West Management Services
Supervising Community Manager	

Owners Present

There were six homeowners in attendance. Sign in sheet on file.

In accordance with NRS116 requirements the meeting is being recorded.

Note: Before and after this meeting the Board met in Executive Session to review delinquencies, violations & legal issues.

I. Establishment of Quorum and Call to Order

A quorum was established with four Board Members' in attendance. The meeting was called to order at 5:31 pm by Board President, Mike Vonada.

II. Homeowners' Forum regarding agenda items:

There were no comments made regarding items on the agenda.

III. Approval of Meeting Minutes

A. February 22, 2016 Board Minutes –Motion was made by L. Martin to approve the February 22, 2016 Minutes as submitted. G. Fornfeist seconded to approve the minutes as submitted. **Motion carried unanimously.**

VI. Review of Financial Reports

A. Current Financial Statements:

February 2016 Financials – L. Martin moved to postpone the report review to the May meeting. The Board approved.

NOTE: In accordance with NRS116.31083 the Board has fulfilled their fiduciary responsibility in reviewing the current financial statements.

NOTE: In accordance with NRS116.3115 (2.b) the association is not using the reserve funds for daily maintenance items of the association.

VII. New Business

A. Gate Repairs -

The Board reviewed the proposals submitted by Community Access Systems for repairs needed to the gates. Discussion was held regarding costs and purpose for the repairs. M. Vonada noted that units installed are good quality operators but the wiring for the units is not

buried in conduit and should be. Mike noted the CAS Tech advised to hold off on that work until the operators do need replacement. Mike noted that he and Jeff Houston have requested Green Things to install a small retaining wall around the operators to keep water and debris out of the boxes.

Discussion was held regarding the repairs: Battery Back Up replacements (3) for \$3891.82; Replacement of the photo eyes (2) for \$1066.89 and adding zerk fittings and repositioning of the gate arms for \$928.18.

Upon discussion, **L. Martin moved to approve the costs for the gate repairs as quoted. G. Fornfeist seconded and the motion carried unanimously.**

B. Reserve Study Review -

Discussion was held regarding the Reserve Study Report prepared by Better Reserve Consultants. The Board noted work on the streets was going to occur and noted the amounts in the study may be underfunded for the extent of the work needing to be done. Management was requested to have proposals for the Board to review at the May meeting.

Upon discussion of the Reserve Study, **L. Martin moved to accept the Reserve Study as presented. G. Fornfeist seconded and the motion carried.**

C. Next Agenda – Items for discussion -

The Board will review asphalt repair and sealing proposals.

VI. Homeowners Forum

A short discussion was held regarding a proposed solution to reduce the number of landscapers servicing homes in the community. The Board discussed a possible solution with Green Things wherein if they were able to pick up additional business, it would be at a cost savings to the owners and the HOA. Several concerns were noted in that the HOA should not recommend or restrict vendors working in the community. Jeff noted he would revise the letter and will send it for Board review and to Management to post accordingly.

Management noted the April Clean up dates were coming up and she'll get a notice to Jeff for posting.

Mike noted there are ground squirrels digging under the street apron to the Access Road off Springer Court that need to be addressed.

An owner questioned if marmots digging around the street curbs at his home were an issue for the HOA to address or not. The owner was advised that he'd need to treat for the issue.

VII. Adjournment

With no further business to be discussed, L. Martin moved to adjourn, seconded by G. Fornfeist. The meeting was adjourned at 6:28 pm.

Approved by:

Fairways At Fieldcreek HOA
Board Member

These unsigned Minutes were received from Terra West on or after 1/1/17, and are assumed to have been approved by the prior Board existing before the board member elections on 11/16/16.