



**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
February 23, 2022**

Board Present

Jack Angaran – President
Karin Klove – Vice President
Connie Duncan – Secretary
Norman Kelly – Treasurer
Gretchen Swope – Director

Management

Terri Kenyon – SUPR. CAM
Jeannie Redinger – SUPR CAM.

Membership

List on File

1. Call to Order/Roll Call

Board President, Jack Angaran, called the meeting to order at 6:03 pm. With four of the of the five Board Members present a quorum was established. The meeting was held at Kenyon and Associates.

2. Members Open Forum - Agenda Items

No one wished to speak at this time.

3. Bank Signers

No change in the Board, no update needed.

4. Approval of Minutes

Norman Kelly made a motion to approve the November 30, 2021 meeting minutes as written. Gretchen Swope seconded the motion. The motion carried with a vote of all in favor.

5. Financial Reports

The Board Treasurer, Norman Kelly, reported that the financials have been received through December 2021. *Karen Klove made a motion to approve the financials through December 2021 subject to the year end audit and review. Gretchen Swope seconded the motion. The motion carried with a vote of all in favor.*

6. Unfinished Business

A. Amend CC&R's – Stand by Generators and Procedures by Vote of the Homeowners

Jack Angaran made a motion to send out the ballot as submitted by Gayle Kern, Karin Klove seconded the motion. The motion carried with Connie Duncan abstaining.

B. Survey to the Homeowners: Input on Potential for Amendment Vote to CC&R IIIG Extending Parking/Storage of Motorhomes/Boats etc.

Gretchen Swope made a motion to send out the Survey on Extending Parking/Storage of Motorhomes/Boats, etc. Norm Kelly seconded the motion. The motion carried with Connie Duncan abstaining.

C. Seasonal Dumpster

Karen Klove made a motion not to do the dumpster for 2022. Connie Duncan seconded the motion. The motion carried with a vote of all in favor.

D. Road Maintenance Requirements per Recent Survey: Postponed

E. Maintenance of the Drainage Easement East of the Catch Basin;
No bids at this time

7. New Business

A. ARC Committee Appointments

Postponed

B. Non- Employee Volunteer Insurance

Gretchen Swope motioned to approve the Workers Compensation Insurance proposal submitted by Menath Insurance for the annual premium of \$495. Norman Kelly seconded the motion. The motion carried with a vote of all in favor.

C. 2022 Schedule Board of Directors Meetings

April 21, 2022

July 21, 2022

October 20, 2022 to include Annual Members Meeting

November 9, 2022 Budget Ratification Meeting

January 18, 2023

D. Weed Abatement Letter to Unimproved Lots

Karin Klove made a motion to send out the weed abatement letter along with the Weed Abatement Policy and include the improved lots. Gretchen Swope seconded the motion. The motion carried with a vote of all in favor.

E. Monthly Reports by Potential New Community Manager from Kenyon & Associates:

Manager will submit monthly report to Board of Directors

F. Gate Report Discussion:

Jeff Houston updated the Board on the status of on the board to go from 3G to 5G, the board will be at no cost to Fairways. Mike is working on getting Fairways a quote on safety issues with the gate.

G. ARC Monthly Confidential Reports:

Jack Angaran made a motion that the ARC submit a monthly report to the Board of Directors on the status of their submittals. Norm Kelly seconded the motion. The motion carried with a vote of all in favor.

H. Work Shops Reports:

Jack Angaran informed the homeowners that the board meets to discuss items for the meeting agenda and reminded homeowners that there are no action taken during these meetings.

I. Draft 2020 Audit

Tabled

J. Proposal for 2021 Audit/Tax Return

Norm Kelly made a motion to approve the proposal from Gene Clawson for \$3,360 for audit and \$275 for tax return. Gretchen Swope seconded the motion. Management recommended getting a proposal from Hilburn Lein. Both Board members rescinded their motions.

8. Correspondence

None at this time.

9. Items to be on Next Agenda

None at this time

10. Executive Session Summary

Postponed

11. Membership Open Forum

None at this time.

12. Adjournment

With no further business to discuss at this time, *Jack Angaran adjourned the meeting at 7:27 pm.*

Respectfully Submitted,

Jeannie Redinger
Recording Secretary

Connie Duncan,
Board Secretary