

**The Fairways at Fieldcreek Ranch
Board of Directors Meeting
October 22, 2025**

Board Present

Norm Kelly – President
Gretchen Swope – Vice President
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 6:05 pm. With all 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 July 23, 2025, meeting minutes as written. Gretchen Swope seconded the motion. The motion carried unanimously.

4. Financial Reports

Michael Fackelmann made a motion to accept the financials for audit through August, 2025, as submitted. Gretchen Swope seconded the motion. Motion carried unanimously.

5. Committee Reports

A. Gate & Landscaping Committee

Jeff Houston reported to the Board that the flowers have been removed and the fall cabbages and kale have been planted. Jeff met with Brian from Greenthings regarding the trimming of the trees on the west greenbelt. Brian will be repainting the gate access hatch and the fire hydrants. Brian also discussed with Jeff an issue regarding the battery solenoid in the east greenbelt going out and it is not noticed until the grass starts to turn brown. Brian suggested looking into a hardwired system and the association should look at replacing the current sprinkler heads due to overspray wasting water.

B. Road Committee

Vince Craig reviewed the proposals for the crack sealing with the Board.

C. Architectural Committee

Gretchen Swope updated the Board on the status of the solar amendment to the Architectural Rules.

D. Website Committee

Nothing to report as this time

6. Unfinished Business

A. Report of Action taken Between Meetings by the Board

- Manhole and utility cap risers were approved and have been ordered.
- New Distributed Generation System rules were added to the Architectural Rules.

B. Discussion Regarding CDs & Rollovers

Nothing to report at this time

C. Update on Detention Pond Access & Silt Removal

Jeff Houston reported that he is waiting to hear back from Seth Padovan on engineering of an access route to the PUEP easement through the TMWA well site.

D. Update on Drainage Ditch Projects

Jeff Houston reported that he is waiting to hear back from Seth Padovan on engineering of a repair of the leaking drainage ditch between Lots 17 & 19.

E. Update on Storage Pad Construction and Access

Jeff Houston reported that he is waiting to hear back from Seth Padovan.

F. Update on Road Crack Fill

Discussed earlier in the meeting

G. Update on Wattle Deployment for Storm Drain

No decision was made by the Board.

7 New Business

A. Discussion & Approval of 2025 Proposal for Taxes/Audits

Michael Fackelmann made a motion to approve proposal submitted Hilburn & Lein for \$3,100. Jeff Houston seconded the motion. Motion carried unanimously

B. Discussion & Approval of 2026 Draft Budget

Gretchen Swope made a motion to approve the 2026 Draft Budget along with giving the Board one week to make any final revisions that they feel are needed. Jeff Houston seconded the motion. Motion carried unanimously.

C. Discussion & Approval of 2026 Full Reserve Study

Gretchen Swope made a motion to accept the 2026 Reserve Study as submitted. Vince Craig seconded the motion. Motion carried unanimously.

D. Discussion & Approval of 2025 Asphalt Maintenance

Norm Kelly suggested that Seth Padovan be contacted about his experience with Affordable Striping & Sealing and Commercial Seal & Strip.

E. Discussion & Approval of ARC Member Resignation

The Board approved Lynn Campbell's resignation from the ARC on September 5, 2025.

F. Discussion & Approval to Appoint New ARC Member

Gretchen Swope made a motion to appoint Sarah Alley to the ARC. Jeff Houston seconded the motion. Motion carried unanimously.

G. Discussion & Approval 2026 Schedule of Board of Directors Meeting.

Norm Kelly made a motion to continue with the current meeting schedule. Michael Fackelmann motioned to schedule the 2026 Board meetings at 3:00 pm. Seconded by Jeff Houston. Motion carried unanimously.

H. Discussion & Approval of Snow Removal Contract

Approved via unanimous consent.

I. Discussion & Approval of Insurance Renewal

Jeff Houston made a motion to approve the insurance proposal submitted by Menath Insurance with inclusion of cyber coverage and requested that management get pricing for additional Workers Compensation coverage. Seconded by Michael Fackelmann. Motion carried unanimously.

8. Correspondence

Received a letter from a resident with concerns regarding online voting.

9. Items to be on Next Agenda

Usual items

10. Executive Session Summary

The Board approved the minutes and reviewed the delinquencies.

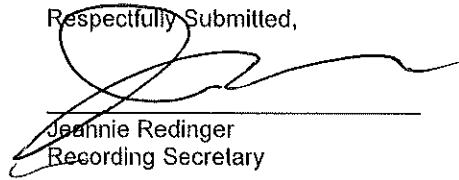
11. Membership Open Forum

Future drainage ditch reconstructions were discussed. Jim Hermansen volunteered to assist the association with coordinating these projects and the Board approved his appointment to the Gate & Landscaping Committee, which oversees these projects.

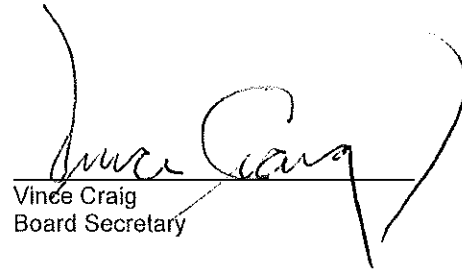
12. Adjournment

With no further business to discuss at this time, Michael Fackelmann made a motion to adjourn the meeting at 7:19 pm. Gretchen Swope seconded the motion. Motion carried unanimously.

Respectfully Submitted,



Jeannie Redinger
Recording Secretary



Vince Craig
Board Secretary