

THE FAIRWAYS AT FIELD CREEK RANCH HOMEOWNERS ASSOCIATION

A COMMON INTEREST COMMUNITY

Annual Meeting - Election of Officers - Organizational Meeting of New Board 4th Quarter Board of Directors Meeting

Meetings will follow in succession.

November 6, 2012 6 p.m. at Wolf Run Golf Course – 1400 Wolf Run Road

Actions Taken This Meeting

Mike Vonada, President.
Lisa Martin, Treasurer - Elected
Gary Fornfeist, Secretary - Elected
Dennis Bryan, Director-at-Large - Elected
Acceptance of Board Resignation from Jim Manly. Our thoughts and prayers are with Jim and Myrna.
Approval of Minutes – October 5, 2012
Board Approval of 2013 Budget
Reno Green was approved for a 1 year renewal of their maintenance agreement.
Solicitation of Bid(s)/Renewal of Expiring Management Contract
Renewal/Approval of Insurance Policy

ANNUAL HOMEOWNERS MEETING MINUTES

Call Meeting to Order

Roll Call: Mike Vonada, Jeff Houston, Rita Eissmann Absent: Jim Manly, Russell Squelch

Open Discussion

Cathy Bullentini asked about the changes and updates to the documents shown on the agenda. The Board replied that these were minor changes which would be discussed in the open meeting. Rick Martin updated the homeowners on the issues with the Black Camaro speeding in the Community. The case will be on the docket of the Justice Court at 9am on December 13, 2012 and homeowners will have an opportunity to address the judge.

Rick Martin stated that the entrance gates are working and the trimming and landscape is very well done.

Business Meeting

New Business - None

Member Correspondence - None

Next Meeting: November, 2013

Open Discussion - None

Adjournment

Motion: Mike Vonada

Second: Rita Eissmann

Adjourned

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ELECTION OF Directors Minutes

Call Meeting to Order

Roll Call: Mike Vonada, Jeff Houston, Rita Eissmann Absent: Jim Manly, Russell Squelch

Open Discussion - None

Business Meeting

- **Opening/Separation of Envelopes**
- **Counting of Ballots by Sharon Walsh, Cindy Wang, William Shaw, Cathy Braband**
- **Election Results: Elected: Gary Fornfeist, Dennis Bryan & Lisa Martin**

Open Discussion:

Mike Vonada informed those present that Jim Manly's wife Myrna was in the hospital in critical condition. Jim has resigned from the Board. The thoughts and prayers of the Community are with the Jim and Myrna Manly.

Adjournment

Adjourned

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ORGANIZATIONAL MEETING OF NEW BOARD MINUTES

Call Meeting to Order

Roll Call: Mike Vonada, Jeff Houston, Rita Eissmann Absent: Jim Manly, Russell Squelch

Open Discussion - None

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

o **Choice/Nomination of Officers for New Board**

Mike Vonada, President

Motion: Gary Fornfeist Second: Lisa Martin Approved

Alex Bullentini questioned the appointment of Mike Vonada since he was the Chairman of the ARC. Mike responded that he was a member of the Board and Chairman of the ARC in compliance with Nevada Law.

Lisa Martin, Treasurer

Motion: Gary Fornfeist Second: Dennis Bryan Approved

Gary Fornfeist, Secretary

Motion: Lisa Martin Second: Dennis Bryan Approved

Dennis Bryan, Director-at-Large

Motion: Gary Fornfeist Second: Mike Vonada Approved

All Board Members/Officers to be signatories on the Fairway's bank accounts.

Mike Vonada asked that the newly elected Officers driven to this high office give a brief summary to those present as to who they are and what they will give to the Community.

Lisa Martin: Active in Real Estate, accounting background, loves Community and committed to harmony and equality.

Gary Fornfeist: New to Community, loves the neighborhood, prior experience as a property manager. Owns the HBO home.

Dennis Bryan: 40 years in NV, graduated from UNR, background in mining, business, engineering, geology, loves neighborhood, experience on many Boards.

Mike Vonada: 1st year on Board, 2 yrs. in Fairways, spoken with many in the audience. Plans to improve on the Board's relationship with the Community. Would like more gatherings of the homeowners to share the happenings in the Community. Goal is to settle any issues amicably. The recent social gathering had approximately 80 people in attendance. **Would like to have another gathering soon. Mrs. Fornfeist offered her home as a place to party.**

Open Discussion - None

Adjournment :

Motion: Dennis Bryan Second: Gary Fornfeist Adjourned

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4th Quarter Board of Directors Meeting Minutes

Call Meeting to Order

Roll Call: Mike Vonada, Jeff Houston, Rita Eissmann Absent: Jim Manly, Russell Squelch

Open Discussion - None

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

Acceptance of Board Resignation from Jim Manly. Our thoughts and prayers are with Jim and Myrna. Accepted

Approval of Minutes – October 5, 2012

The current members of the Board were not present at the October 5th meeting which was for the changes to the entry. Jeff Houston stated that the minutes were correct.

Motion to Approve Minutes of October 5, 2012

Motion: Gary Fornfeist Second: Dennis Bryan Approved

Financial Report/ Acceptance – October 31, 2012

Since they newly elected Board had not the opportunity to review the financials – after considerable discussion – the Board will review and approval will listed on the agenda for the Budget Ratification Meeting.

• **Board Approval of 2013 Budget**

The Board was informed by Mike Vonada that the Association is fully funded and in great financial condition.

Motion to approve the 2013 Budget with the caveat that any changes if any would be minor and prior to the Ratification Meeting.

It was further noted that Board members cannot meet with more than 2 Board members present and no decision can be made outside of an agendized open meeting.

Motion: Gary Fornfeist Second: Lisa Martin Approved

Old Business

• **Update of Speed Issues/Russell Squelch – Mr. Squelch was not present. A summary of the speed issue was emailed to all owners who have submitted their email for owner updates. A form was provided for owners to utilize their email which would be a cost savings to the Association on copy and postage costs.**

New Business

• **Update/Approval of ARC Policies and Forms & Update/Approval of Governing Documents including Policies and Forms**

Jeff Houston explained that the forms for the polices already in place and approved by the Board were in ragged condition due to many years and several management companies. He formatted the forms/policies/docs and suggested several changes which no longer apply to the association such as satellite dish approval and road use fees. He explained in detail the changes and clarifications form by form and stated that he would email a digital version to the new Board members for their review. **The approval of the changes will be on the Budget Ratification/Meeting Agenda.**

Forms included:

1. **Email Request to cut cost.**
2. **Fine Collection Policy which has been mailed to the owners twice a year since 2009.**
3. **Assessment Collection Policy which has been mailed to owners twice a year since 2009.**
4. **Mission Statement of the Architectural Review Committee [ARC]**
5. **Weed Abatement Policy – Living with Fire**
6. **ARC Rules – from 2000**
7. **ARC Submittal for Projects [All changes to the exterior of your property or home are required to be pre-approved by the ARC]**
8. **Construction Height Restrictions**
9. **Project Approval Form**
10. **Color/Materials Review Form**
11. **ARC form to Buyer**
12. **Construction Deposit and Fee Agreement for Extension**

It was suggested that legal counsel, Gayle Kern, review the documents prior to sending to owners.

Mike Vonada thanked Jeff Houston for the hours spent to update the docs and forms.

- **Renewal/Approval of Landscape Maintenance Contractor**
Reno Green was approved for a 1 year renewal of their maintenance agreement.
- **Solicitation of Bid(s)/Renewal of Expiring Management Contract**
An RFP will be created and sent to various management companies for review by the Board in February. Management concurred that it is "good business judgment" to seek bids.
Motion: Gary Fornfeist Second: Lisa Martin Approved
- **Update of Entrance Enhancement/Jeff Houston**
Jeff stated that Reel Construction had been chosen to rebuild the gates, but the County has cut their staff and there is a 30 day wait for permit approval. The security company chosen is also on hold until the permits are approved.
Jeff Houston and Connie Duncan were thanked for their commitment of many hours.
- **Renewal/Approval of Insurance Policy/Rita Eissmann**
The policy includes "crime coverage" required by NRS116.
Motion to renew the policy:
Motion: Dennis Bryan Second: Gary Fornfeist Approved
- **Member Correspondence - None**

Next Meeting: November 27, 2012 at 12 Noon--

Homeowner Ratification of 2013 Board Approved Budget

[In accordance with NRS116 & NAC116 the Association's 2013 Budget will be RATIFIED by the members unless more than a majority of all unit owners vote to REJECT the budget, either in person or by proxy.]

Open Discussion - None

Adjournment

Motion: Dennis Bryan Second: Gary Fornfeist Adjourned

Executive Session may follow at the end of meetings for the purpose of Delinquencies, Non-Compliance, Privileged Legal. All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

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