

February 2, 2012

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

1st Quarter Board of Directors Meeting

February 2, 2012 6 p.m. - Revised

At Wolf Run Golf Course – 1400 Wolf Run Road

1st Quarter Board of Directors Meeting

Actions taken this Meeting

Appointment to Board – Russell Squelch

Appointment to Committees:

Social – Karen Klove and Gary Fornfeist

ARC – Rinaldo Bullentini and George Trowbridge

Approval of Minutes November 28, 2011

Acceptance of Financials and Year End Report

HBO Settlement - \$1,000 to each Unit

Street Sweeping – Jim Manly to make Arrangements when Required

Mike Vonada to Research fire hydrant marking and proceed with action

TOM DUNCAN WAS THANKED FOR THE USE OF THE ROOM AT HIS CLUB!

Minutes

6 p.m. Call Meeting to Order

Roll Call: Rita Eissmann, Jeffrey Houston, Mike Vonada

Absent: Jim Manley

Homeowners: Cathy Hermansen, Rick & Lisa Martin, Alex & Cathy Bullentini, Rinaldo Bullentini, Laura Miceli, Tom & Connie Duncan, Russell Squelch & Karen Klove.

Open Discussion - None

Business Meeting

• Appointment to the Board

Rita stated that there was an Ice Cream Social held at Jeff Houston's home to meet the potential candidates for appointment to the Board. Those in attendance have a great deal to give to the community. Therefore, so that others would not be discouraged if they were not appointed at this time it was thought that ad hoc committees could be formed to utilize their talents and allow them to become more familiar with the work of the board for the future. Mike Vonada stated that he was impressed by those who stepped forward. There will be openings coming up – Jim Manly will be resigning in October – and Rita will also be resigning. Her home is for sale.

With Karen Klove's energy and Gary Fornfeist's knowledge of Associations they were asked to chair a **Social Committee**. Karen and Gary accepted.

o **Motion: Rita Eissmann** **Second: Jeff Houston** **Approved**

ARC Rinaldo Bullentini, with his past experience serving on the board, was asked to join the ARC. Mike Vonada is Chairman and George Trowbridge asked to be a member of the Committee.

Rinaldo accepted. The board has been acting as the ARC since December of 2011 following resignation of Steve Miles and Michelle Morasse.

o **Motion: Rita Eissmann** **Second: Mike Vonada** **Approved**

Motion to accept George Trowbridge as a member of the ARC.

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- **Motion: Rita Eissmann Second: Jeff Houston Approved**
Appointment of Russell Squelch to the Board. Russ will complete the term of Rich Braband who resigned for personal reasons.

- **Motion: Rita Eissmann Second: Mike Vonada Approved**

● **Approval of Minutes – November 28, 2011**

Motion: Mike Vonada Second: Rita Eissmann Approved

○ **Financial Reports/ Acceptance**

○ **Board Review and Approval of the 2012 Year End Statement/Budget**

Following Review of Bank Statements and Financial Report

Jim Manly left a report read by Rita. Jim stated the financial health of the association is excellent. A reserve CD was cashed in a placed in a reserve account at Heritage Bank.

Motion to Accept the Financials through 12/31/11 and the Year End Report

Motion: Rita Eissmann Second: Jeff Houston Approved

○ **HBO Settlement**

Rita noted that the owner who made an agreement with HBO received no compensation. The Association received a \$100,000 settlement from HBO.

Although some owners were affected more than others it was though they should receive more money from the settlement. Nevada law says all owners must be treated equally. It was suggested that each owner receive a check for \$1000. Those with an outstanding balance – the \$1,000 would be applied to the balance and then what remained would go the owner.

Motion to give each owner \$1,000.

Motion: Rita Eissmann Second: Jeff Houston Approved

Old Business

● **Building of a Notice Board for the Front Entry - Design**
A design needs to be submitted.

○ **Update of Entrance Design**

Rita presented 7 designs from Steve Miles for the front gates. The attendees were requested to review the designs and give their opinion. The consensus was designs 3 & 4 will be incorporated into a final design. The funds have already been set aside for the entry remodel.

○ **Set date for Spring Cleanup - # of Dumpsters**

The Social Committee was requested to incorporate this into their committee.

○ **Set date for Block Party**

The Social Committee was requested to incorporate this into their committee.

○ **Street Sweeping/Spring**

This has been arranged in the past by Jim Manly seasonally fall/spring/and if necessary in between.

Motion to allow Jim to continue to make arrangement.

Motion: Rita Eissmann Second: Jeff Houston

○ **Road Maintenance Update**

Cracks and slurry seal were discussed. There is a new process “Infrared” which melts the existing asphalt and corrects cracks which can’t be seen. *Estimates will be requested.*

New Business

Committee Reports:

Speed Reduction Committee/Russell Squelch, Chairman

residents have responded to the letter sent to acknowledge that they would make an effort to abide by the speed limit. Russ will contact those who have not responded.

Architectural Committee/Mike Vonada, Chairman

A mission statement was handed to the board and homeowners stating what the ARC is designed to do for the community. Mike thanked Sharon for her input. Mike feels the purpose of the committee is

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to assist homeowners with their projects – to work with them. The new ARC may add to the statement. Jeff Houston stated that forms are available to define and assist with submittals and refunds.

Appointments to ARC – [See above]

Next Meeting: May 3, 2012 - 2nd Quarter Board Meeting

Open Discussion

Management received an estimate to remove the tire tracks from the entry, even the color and seal the entry. The estimate was from Anchor Concrete, who installed the entry] for approximately \$5,000.

It was suggested a camera should be placed at the entry for security and of actions by vandals. Russ Squelch volunteered to research the possibility.

Neighborhood Watch was also suggested.

Mike volunteered to look into markers for fire hydrants – compliments were made on the newly painted hydrants by Jeff Houston. Blue dots on the pavement was also mentioned.

Mike to research and act on behalf of the Association.

Motion: Jeff Houston

Second: Rita Eissmann

Approved

Mr. Duncan was thanked for the use of his room at the golf club.

Adjournment

Motion: Rita Eissmann

Second: Jeff Houston

Adjourned

Executive Session may follow at the end of meetings for the purpose of Delinquencies, Non-Compliance, and 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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