

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

1st Quarter Board of Directors Meeting

Tuesday, February 8, 2011 at 6 p.m.

At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502

1st Quarter Board of Directors Meeting

Actions Taken This Meeting

Approval of Minutes – October 11, 2010 & November 9th, 2010

Financial Report/ Acceptance – Through December 31, 2010

Minutes

6 p.m. Call Meeting to Order

Roll Call: Jim Manly, Jeff Houston & Larry Morasse

Absent: Rita Eissmann & Richard Braband

Owners: Mr. & Mrs. Gino Bullentini, Mr. Rosen

Open Discussion

Mr. Rosen stated that he has lived in The Fairways for three years, is the second house on the left and the entrance/exit gate has worked about two months in three years. It would be OK to do away with the gate.

Jim Manly discussed the history of the gate:

- When purchased did not know a gate was to be installed.
- Does it increase property values?
- When he took on the gate issues he was unaware of the deficiencies from installation.
- Discovered minimum installation by developer.
- In 2009 an accident occurred and the gate was damaged.
- Two bids were received.
- One bid stated the history of the gate installation and the existing safety deficiencies.
- A contract was awarded to fix the gate and install safety features.
- With the enhancement of the entry the asphalt was cut and new wiring installed.
- Original wire was not shielded.
- There had been a previous exchange of transmitters and frequencies changed.
- Additional problems were discovered with the software.
- Owners will be requested to call in their transmitter codes.
- Jim believes the current contractor is good.
- The call box codes work.

The Bullentinis stated that the easement adjacent to his property is being used by ATV's and persons with paint balls. The easement needs attention and must be maintained by Washoe County. It is used by Steamboat access and equestrian use. A gate was requested to be installed. The cost of a gate is approximately \$3,000. The easement is on Bullentini property and kitty corner to adjacent property. A gate would block access. Mountain gate is adjacent. Vehicles are the main issue. The Washoe County Sheriff will respond.

Jeff Houston: The ARC process appears complicated and time consuming. People making minimal changes or minor projects shy away from the ARC process. Simple projects should not require fees and deposits. It shouldn't take an act of Congress to obtain approval. Create a quicker policy. Pillar for a

mailbox should not require ARC approval. Removal of concrete and replacement with pavers should not require approval.

Larry Morasse: Policy vs. Scale. Color changes are important for aesthetics and continuity.

The entrance was again discussed: The sink hole was corrected but the entrance needs flora and signage. Design and cost have been researched but no decision made. Owners were cajoled for free services. An 18" x 24" Aluminum sign attached to the pillar is the entrance now.

Mr. Rosen suggested live flowers and wrought iron or stucco signage.

Jeff Houston wanted to know if a sign was necessary? The response was yes.

Mr. Rosen stated that the entrance should stand out and he would be willing to pay more for a guard. A unanimous opinion is not possible. Water is an issue. Xeriscape?

It was suggested to present two strategies to the owners - no necessarily cost but options.

Business Meeting

Approval of Minutes – October 11, 2010 & November 9th, 2010

Motion: Jim Manly

Second: Larry Morasse

Approved

Financial Report/ Acceptance – Through December 31, 2010

Jim stated the Association is in good financial condition. Following review of the financial report and bank statements:

Motion: Jim Manly

Second: Jeff Houston

Approved

New Business

- Vandalism in The Fairways
 - Tire Marks at Front Entry
 - Drag Racing on Silver Wolf Road
 - 2009 Fire Circles on Asphalt

It is believed that the vandalism and drag racing has been done by residents of The Fairways.

- The ARC process, dues, deposits etc. [see above]

Old Business

- **Update of Main Entrance Enhancement** [see above]
- **WHAT IS WRONG WITH THE GATE????** [see above]

Management Report/A`La Carte

The year end report has been sent to homeowners in accordance with NRS116 and includes: Budget and Reserve Statement, Ratified 2011 Budget, 12/31/2010 Financials, several pages from the reserve study, the Policy for Collection of Assessments and the Policy for Fines. It was noted that the Reserve Study being used is the prior study as the new Reserve Study is under review. Management will seek a copy of the police report for the tire marks at the front entry.

Next Meeting: May 10, 2011 – 2nd Quarter Board Meeting

Open Discussion - None

Adjournment: 8:02 pm

Motion: Larry Morasse

Second: Jeff Houston

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).

Professionally Managed by: A`La Carte Association Management, LLC

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