

May 8, 2012

# THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

“A COMMON INTEREST COMMUNITY”

**May 8, 2012 6 p.m.**  
**At Wolf Run Golf Course – 1400 Wolf Run Road**

## 2<sup>nd</sup> Quarter Board of Directors Minutes

### Actions Taken this Meeting

**Approval of Minutes** – February 7, 2012 as Revised by Jeff Houston

**Financial Reports/ Acceptance** – through March 31, 2012

**Establishment of a Committee to review and approve the changes to the front entry: The committee to be composed of Jeff Houston, Connie Duncan and Mike Vonada.**

**Spring Cleanup** will be May 12<sup>th</sup>, 2012

**Appointment to ARC** – Rick Martin

**Appointment of Jeffrey Houston as President**

### 6 p.m. Call Meeting to Order

**Roll Call:** Rita Eissmann, Jeffrey Houston, Mike Vonada, Jim Manly, Russell Squelch

**Homeowners: 8**

**Open Discussion - None**

### Business Meeting

**Approval of Minutes** – February 7, 2012 as Revised by Jeff Houston

**Motion: Jeffrey Houston**                      **Second: Mike Vonada**                      **Approved**

**Financial Reports/ Acceptance** – through March 31, 2012

Following Review of Bank Statements and Financial Report

**Motion: Jim Manly**                      **Second: Rita Eissmann**                      **Accepted**

**Jim stated that attention to the following is required:**

1. Sewer Maintenance – Volunteer needed to check the sewers to determine required maintenance before it rains.
2. Collection Pond Cleaning will be scheduled by A La Carte.
3. Insurance is in the 3<sup>rd</sup> year of renewal. Policy required by October to include the crime insurance required by NRS. Broker will be requested to seek best policy in line with current policy coverage and cost.

### Old Business

**HBO Settlement Update** – Owners received checks in the amount of \$1,000 each from the settlement. Owners with delinquencies received credits to their accounts and the remaining balances were sent to them via check.

**The 2011 Tax Return is being done by James Johnson, CPA.**

**Building of a Notice Board for the Front Entry - design will follow once the entry design is complete.**

### Update of Entrance Design

- **Architect Selection/Proposal for Work** – an email version of the final design for the gates at the front entry was sent by Steve Miles to Rita’s phone. The design was a composite of #4 and #3 designs with addition of the initial.
- **Discussion included the design factors, whether or not the strips inside the entry were to be changed, the fact that the landscape can or cannot be established without the gate**

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**implementation completed.** The changes have been discussed at each meeting. Alex Bullentini suggested that the ARC choose the design. Jim Manly stated that \$45,000 had been set aside for enhancement of the front entry. Tom Duncan questioned if the bark, trimming and shape of the shrubs are part of the landscape contract. Russell Squelch stated that Tom Duncan's crews do great work and that a proposal should be requested from them for maintenance of the entry.

- **Establish a Committee to review and approve the changes to the front entry. The committee to be composed of Jeff Houston, Connie Duncan and Mike Vonada.**

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

- **Spring Cleanup will be May 12<sup>th</sup>, 2012** and two dumpsters will be provided. Jeff Houston will prepay the dumpsters and then be reimbursed by the Association.

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

**Set date for Block Party – TBD – Social Committee was not present to report.**

**Street Sweeping/Spring – will be arranged by A La Carte upon Jim Manly's request.**

**Road Maintenance Update - Jim Manly stated that he simply stated at the previous meeting that a new infrared process is currently being used for asphalt repair. This will be looked into when the next asphalt repair is scheduled.**

#### **New Business**

##### **Committee Reports:**

##### **Speed Reduction Committee/Russell Squelch, Chairman**

Russ stated that he has stopped speeders – one doing 46 mph – downhill acceleration is the problem. The Board could install a sign that tells the speed your car is traveling in an effort to stem speeding at a cost of \$10,000. Many joined in on their opinions of diminishing speeding. What can be done?

##### **Architectural Committee/Mike Vonada, Chairman**

1. **Mission Statement was presented at the last meeting and approved by the Board.**
2. **Appointments to ARC – Rick Martin**

**Motion: Mike Vonada                      Second: Russell Squelch                      Approved**

**Acceptance of Rita Eissmann's resignation/stepping down as President of the Board and appointment of Jeffrey Houston as President:**

**Motion: Rita Eissmann                      Second: Russell Squelch                      Approved**

**Rita was thanked for her years of hard work.**

**Bank Signors will be: Jeff Houston, Mike Vonada, Russell Squelch and Jim Manly [who stated he will resign from the Board in October 2012.]**

**Next Meeting: August 7, 2012 – 3rd Quarter Board Meeting**

**Open Discussion - None**

**Adjournment: Rita Eissmann                      Second: Jeff Houston                      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).

**Following the meeting, a presentation arranged by Mike Vonada was made by the Truckee Meadows Fire District on how to plan for fuel reduction around homes for protection from wildfires.**

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