

August 9, 2011

**THE FAIRWAYS AT FIELDCREEK RANCH
HOMEOWNERS ASSOCIATION
“A COMMON INTEREST COMMUNITY”**

**August 9, 2011 at 6 p.m.
At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502**

3rd Quarter Board of Directors Meeting

Actions Taken This Meeting
Approval of Minutes May 10, 2011
Acceptance of Financials through June 2011
Renewal of Insurance D&O and Liability for 2011/2012
Approval of Snow Removal Contractor – JP and Son
Approval of ARC Form for deposits/fees

Minutes

**6 p.m. Call Meeting to Order – Roll Call: Rita Eissmann, Jim Manly, Jeff Houston, Rich Braband
Absent: Larry Morasse
Homeowners: Mr. Vonada, Lisa and Rick Martin, Melanie Warda, Renaldo Bullentini,
Jack Angaran, Michelle Morasse**

Open Discussion

There was concern with the placement of speed bumps and concern whether the snow removal people will be responsible for curb damage. A La Carte responded that none of the plow companies will be held responsible for curb damage. Vandalism of the new front entry pavement was a concern. Is the Board considering adding a gate on the easement near Roberto's property? Asphalt work was discussed and Jim Manly responded that crack seal will be done this fall. Jack asked about the vandalism and whether the culprit was identified in the police report. A La Carte contacted the homeowner relative to the damage done by his child. Perhaps power washing would remove the tire marks? Speed bumps were discussed with some in favor and others against. Mr. Vonada said that he would check to see if there were referenced follow up reports on the effect of speed bumps. There was discussion that it decreased home values and comparisons to the saving of lives. It was mentioned that a vote of the homeowners on speed bumps might be sought. Speed bumps were thought to slow emergency vehicles. Notification of speeders might slow them down. Jeff Houston indicated that he asked a young man to slow down and the young man returned and harassed him.

Mr. Vonada questioned the ARC's design review of his stucco wall. Rita stated that the ARC in accordance with the CC&Rs is made up of professionals and conscientious owners using professional knowledge. Rita also noted that the Ombudsman ruled in favor of the ARC in a similar instance. He objected to a wall being built on his property to close a void and to not allowing his wall to stand alone in color. He had offered to deed a portion of his property to the neighbor who declined his offer. The ARC will schedule a meeting with Mr. Vonada. On the possible distribution of funds received by the Association from HBO over the unauthorized filming on HOA property – several owners felt that their proximity to the filming should entitle them to a greater financial distribution. All owners are treated equal was the response.

The Board immediately contacted counsel on learning of HBO. The court did not see this as an emergency and before a cease and desist would be effective HBO would be done filming. The Board required the owner responsible for the HBO filming to forfeit the \$25,000 paid by HBO and HBO paid

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the Association that \$25,000 plus \$75,000 more in penalties. You may not use your property for commercial purposes.

Business Meeting

Approval of Minutes – May 10, 2011

Motion: Rita Eissmann Second: Jeff Houston Approved

Financial Report/ Acceptance – Through June 30, 2011

Following Review of Bank Statements and Financial Reports

Motion: Jim Manly Second: Rita Eissmann Approved

New Business

- **Review and Renewal of Insurance/Liability & D&O. The Association is in it's third year of a three year renewal of the insurance. ABD provided the best policy at the best price.**
Following review of bids last fall, it was decided to remain with CAU which had a 3 year set rate at \$1,780.61 per year. This will be the third year. The CAU bid was more inclusive and less expensive.
Motion: Rita Eissmann Second: Jeff Houston Approved
- **Opening/Review of Asphalt Contractors Proposals for Cracks/Slurry Seal Intermountain was chosen previously – reserve specialist thought the cost was high.**
- **Review and Approval of Snow Removal Contractor JP and Son**
Motion: Rich Braband Second: Jim Manly Approved
Several contractor proposals were reviewed last year – Sierra Snow Removal, Reno Green Landscape, First American and JP and Son. JP and Son was chosen for snow removal. He possessed the equipment appropriate for The Fairways. Same rates will apply in 2011/2012.
- **Review Policy for Payment to Architects for ARC Meetings/Review/Approvals**
The Architects on the ARC are looking for compensation. No invoices have been received by A La Carte. The ARC's \$250 fee for review was intended to be divided \$100 each to the Architects and \$50 to management.
A La Carte will provide a list of deposits received and the minutes will be checked for reference to this policy. Once the number of deposits and meetings have been determined the Board will vote [unanimous required] as to the distribution of those fees.
- *Motion: Rita Eissmann Second: Jeff Houston Approved*
- **Open/Review Landscape Architect Proposals for Front Entrance**
- **Update of Main Entrance Enhancement by Front Entrance Committee**
Rich Braband, Jim Manly, Jeff Houston will work together to set parameters for enhancement of the front entry. Proposals were received from Artemesia and Lindsey Cormier. \$20,000 has been set aside from the operating budget for the front entry enhancement.

Old Business

- **HBO Settlement – above**
Board's fiduciary duty to review costs related to HBO and budget for 2012 prior to disbursement of any funds to owners. Decision will be made by year end.
- **The ARC process, fees, deposits etc. Jeff Houston provided a form for handling and procession ARC deposits. Several suggestions were made and Jeff agreed to revise the form.**
- **Management Report/A`La Carte**
 - Vandalism in The Fairways – see above
 - Online Program for Financials and Communications with Homeowners/Board will be transitioned shortly with notice to homeowners.

Meetings:

Special Meeting – September 13th for:

Asphalt Work/Architect Pay Review/ Workshop for Budget/ Entry Enhancement

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**November 8, 2011 – 4th Quarter Board Meeting/Election of Directors
Annual Meeting/Board Approval of 2012 Budget**

Open Discussion

A La Carte will remind Reno Green Landscape to dispose of piece of wood in common area and to address the weeds. Arrange for removal of tire marks.

Adjournment

Motion: Rita Eissmann

Second: Rich Braband

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).

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