

**The Fairways at Fieldcreek Ranch  
Board of Directors Meeting  
October 22, 2019**

**Board Present**

Jack Angaran – President  
Tom Duncan – Vice President  
Jennifer Rogers Markwell – Secretary  
Laura Miceli – Treasurer  
Victoria Kahn – Director - absent

**Management**

Terri Kenyon – SUPR. CAM  
Quita deLeon - CAM

**Membership**

List on File

**1. Call to Order/Roll Call**

Board President, Jack Angaran, called the meeting to order at 6:00 pm. With four of the five Board Members present a quorum was established.

**2. Members Open Forum - Agenda Items**

Jim Hermanson stated to the Board about the recent crime and speeders through the community.  
Laura Miceli stated she forwarded security video to the Sheriff's office.  
Jeffrey Houston stated that the speed monitor is out of service at this while they are under construction.

**3. Presidents Report**

Jack Angaran stated to the membership that the Board is going to give a three month of association fees holiday in 2020.

**4. Approval of Minutes**

*Jennifer Rogers Markwell made a motion to approve the July 11, 2019 meeting minutes as written. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

**5. Financial Reports**

**A. Review of Reports – through November 2018**

The Board Treasurer, Laura Miceli, reported that the financials have been received through September 2019 with Bank Statements attached. Laura Miceli also stated the operating account balance as of September 30, 2019 is \$112, 641.99. The reserve account balance is \$507,141.25. *Jennifer Rogers Markwell made a motion to approve the financials through September 2019 subject to the year end audit and review. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

**B. Review of Bank Statements**

The Board received the Bank Statements through June 2019.

The Board openly discussed the Annual and Budget Ratification Meeting being combined in to one membership meeting with Terri Kenyon. Terri Kenyon stated that most of Kenyon's Associations only have the one membership meeting a year. The Board scheduled the Annual and Budget Ratification Meeting on November 26, 2019 at 6:00pm.  
Jack Angaran welcomed Terri Kenyon to the Fairways and Fieldcreek Association as their Supervising Community Association Manger.

6. Old Business

A. Crack Fill & Slurry Seal for Common Area Roads – Bids

There was only one proposal, from SNC that Gary Kenyon received. Jack Angaran opened the proposal from SNC project total is \$53,110.00. Quita deLeon stated she was told from Jeff Ruston from SNC that slurry season was ending on Saturday, and they would not start back up again until spring. Terri Kenyon stated that there are not many companies contracting to do the slurry seal, maybe two companies at this time. *Jack Angaran made a motion to accept this proposal confirming a few questions that he will conduct with Mark Markwell and Jeff Ruston from SNC, the Board to ratify at next meeting. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.*

B. Community Committee Appointments

Tabled.

C. Ratify Transfer of \$125,000 in Operating Funds to the Reserve Account

*Laura Miceli made a motion to ratify the transfer of \$125,000. Operating funds to the Reserve Account. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.*

7. New Business

A. 2020 Budget Adoption

*Jack Angaran made a motion to adopt the 2020 Budget Option 1. Laura Miceli seconded the motion. The motion carried with a vote of all in favor.*

B. Adopt Collection Policy to comply with changes to NRS 116

*Jack Angaran made a motion. Jennifer Rogers Markwell seconded the motion. The motion carried with a vote of all in favor.*

C. Snow Removal Approval

Terri Kenyon stated to the Board that at this time communities are having a hard time finding just snow removal proposals. The companies want to do snow removal and the landscaping contracts combined. *Jack Angaran made a motion to accept the contract from Newmarker Lawn & Garden LLC. Tom Duncan seconded the motion. The motion carried with a vote of all in favor.*

8. Correspondence

There was no correspondence to discuss at this time.

9. Items to be on Next Agenda

Crack Fill, Committee Appointments, Appointment of Officers, Update Bank Signers

10. Executive Session Summary

Quita deLeon reported at the last Executive Session the Board approved minutes, and the Board discussed violations.


11. Membership Open Forum

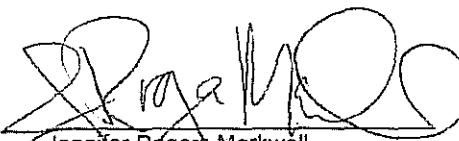
Jim Hermanson stated it took him 2-3 years the County removed designated dump area. Karin Harris stated she believed some stolen property was disposed in her shrubbery in her front yard she notified the police. Ms. Harris also wanted the community to be aware she has some bear scat in her front yard.

12. Adjournment

With no further business to discuss at this time, *Jack Angaran adjourned the meeting at 7:06 pm.*

Respectfully Submitted,

  
Quita deLeon, CAM  
Recording Secretary

  
Jennifer Rogers Markwell  
Board Representative