THE FAIRWAYS @ FIELDCREEK RANCH PROPERTY OWNERS ASSOCIATION 3RD QTR. BOARD OF DIRECTORS MEETING AUGUST 2, 2006

BOARD MEMBERS PRESENT: Rinaldo Bullentini, Rita Eissmann, Gene Yup, Robert

Devin

HOMEOWNERS PRESENT:

Jim Gaskill, Jim Manly, Alex Bullentini

GUEST SPEAKER PRESENT:

Deputy Keith Walsh

BENCHMARK PREMIER:

Kris Lindberg, Property Manager Jan Falzone, Recording Secretary

CALL MEETING TO ORDER

President and presiding officer Rinaldo Bullentini called the 3rd Quarter Board of Directors Meeting to order at 5:30 p.m.

II. ROLL CALL

Rinaldo Bullentini noted that all Board Members are present at this meeting.

III. NEIGHBORHOOD WATCH PRESENTATION

Deputy Keith Walsh provided a video and literature for the Board Members to review. Deputy noted that the initial Neighborhood Watch signs and stickers are provided by the Sheriff's Department. If the Board of Directors decides to go forward, flyers will be sent out and a meeting will be scheduled. The Board of Directors thanked Deputy Walsh for providing the presentation.

IV. OPEN DISCUSSION

Jim Gaskill inquired as to the funding of speed humps if the Board of Directors decides to have them installed to slow traffic down. The Board noted that it would be researched as to where the funds could be moved within the budget.

Gene Yup discussed the gravel in the street in front of Rob Smith's Residence. Gene also noted that the gate operation needs to be adjusted as the gates are not closing at the proper time.

V. APPROVAL OF THE MAY 10, 2006 MEETING MINUTES

The Board of Directors reviewed the May 10, 2006 Board of Directors Meeting minutes.

Motion:

A motion was made by Rita Eissmann, seconded by Robert Devin to approve the May 10, 2006 Board of Directors Meeting minutes as written. Motion carried.

VI. APPROVAL OF THE JUNE 2006 FINANCIALS

Kris Lindberg reviewed the June 2006 Financial Reports. Kris reviewed the corrections that were discussed at the previous meeting. The Board of Directors discussed the Architectural Plan Review Fee of \$250.00 that was paid by a Homeowner. The Board noted that the fee should be in the amount of \$50.00 and a refund of \$200.00 should be refunded back to the Homeowner.

Motion:

A motion was made by Rita Eissmann, seconded by Gene Yup to approve the June 2006 Financial Reports as presented. Motion carried.

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VII. OLD BUSINESS

A. Review and Approve bids for Speed Humps/Road Maintenance Program -

Kris Lindberg reviewed the bids received for the Speed Humps. The bids are as follows:

Sierra Nevada Construction

7 Speed Humps

\$22,050.00 total

Install 14 each Warning Pole Signs

\$2,150.00 total

Black Rock Construction, Inc.

7 Speed Humps

\$3,500.00 total

Install one stop sign on existing pole

\$150.00

Kustom Koating, Inc.

4 Speed Humps

\$8,432.00 total

Kris Lindberg suggested sending a questionnaire to the community asking for their thoughts on the issue of the speed humps, since the funds are not in the budget and a special assessment of \$450.00 would be billed to each residence.

A motion was made by Gene Yup, seconded by Rita Eissmann to table the installation of the speed humps until the funds are available for the entire project. Motion carried.

The Board of Directors requested Kris Lindberg to obtain bids for stops signs to be installed within the Association.

B. Review and Approve bids for Sewer Clean Out - Kris Lindberg presented the bids from Paschall Plus, Easy Rooter and Roto-Rooter for the sewer clean put of the storm drains. The Board of Directors reviewed the three bids. Rita Eissmann noted that it was determined from an inspection, that the Contractor had left the plates on the sewer that caused the back up in the sewer. A feasibility study will be done.

Motion: A motion was made by Gene Yup, seconded by Rita Eissmann to approve the bid from Paschall Plus in the amount of \$11,351.76. Motion carried.

It was noted that each Homeowner would be charged \$177.37 for their share of the billing. Larry Morasse will help Rita Eissmann with the inspection after two drains have been cleaned out.

C. Review and Approve Landscape Bid - Kris Lindberg reviewed the bid from G & G Landscaping in the amount of \$1,836.00 and it is to amortized into 12 equal payments of \$153.00 per month for the duration of the contract period. Kris noted that service for snow removal is also available through G & G Landscaping. Reno Lawn and Landscape submitted their bid in the amount of \$3,372.00 annually.

Motion:

A motion was made by Rita Eissmann, seconded by Gene Yup to approve the G & G Landscaping bid in the amount of \$1,836.00. Motion carried.

VIII. **NEW BUSINESS**

- Board Approval of 2007 Annual Budget Kris Lindberg noted that a special A. meeting must be scheduled during the day for the Board to approve the 2007 Annual Budget. Kris will contact each Board Member to determine the date and time of the meeting.
- Review and Approve Bids for Taxes and the Audit per NRS 116 Kris В. Lindberg noted that the Association is scheduled for a review audit per NRS 116. Kris reviewed the bids from seven CPA's. Kris noted that the audit costs between \$1,000.00 and \$1,200.00 for the audit from Proctor & Davis. An extension was filed for the 2005 Tax Return and is now due in September. The delay was noted because of the cash to accrual accounting that changed in January of 2006. A bid was received from Proctor and Davis for the tax return preparation in the amount of \$275.00.

THE FAIRWAYS @ FIELDCREEK RANCH PROPERTY OWNERS ASSOCIATION 3RD QTR. BOARD OF DIRECTORS MEETING AUGUST 2, 2006

Motion: A motion was made by Gene Yup, seconded by Rinaldo Bullentini to approve the bid from Proctor and Davis in the amount of \$275.00 for the 2005 Tax Return. Motion carried.

C. Schedule 4th Quarter Board Meeting, Annual Meeting and Budget Ratification Meeting – The Board of Directors have scheduled the 4th Quarter Board Meeting, Annual Meeting and Budget Ratification Meeting for Wednesday, November 1, 2006 at 5:30 p.m.

There being no further business, the 2 rd at 6:32 p.m.	nd Quarter Board of Directors Meeting was adjourned
Respectfully submitted by,	Approved by,

Jan Falzone Association Secretary
Recording Secretary

Balance Sheet (Accrual) Consolidated Statement Jun 06 FAIRWAYS

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ASSETS CASH Operating 1110 Refundable Compliance Dep 1112 NonRefundable Road 1113 TOTAL OPERATING CASH	10,168.44 6,850.00 2,050.00 19,068.44
RESERVES Reserve Account TOTAL RESERVES	- <u>98,012.47</u> 98,012.47
OTHER ASSETS Accounts Receivable TOTAL OTHER ASSETS	<u>4,187.69</u> 4,187.69
TOTAL CASH & ASSETS	121,268.60
LIABILITIES & CAPITAL	
CURRENT LIABILITIES Accounts Payable Prepaid Assessments Compliance Deposits TOTAL CURRENT LIABILITIES TOTAL LIABILITIES	192.00 9,428.58 1,200.00 10,820.58 10,820.58
FUND BALANCE Current Year Retained Earnings Prior Year Earnings Beg. Balance Transfer 3850 TOTAL FUND BALANCE	39,492.17 -14,866.31
TOTAL LIABILITIES & FUND BAL	121,268.60

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Bu jet Comparison Cash Flow (Accre j Jun 06 **FAIRWAYS**

	MTD Actual	MTD Budget	\$ Var. % Var.	YTD Actual	YTD Budget	\$ Var. % Var.	Annual
OPERATING INCOME			0.070.00 100.0	44.000.03	44 000 40	0.007.00 7.07	
Assessments	0.00	6,873.08	-6,873.08 -100.0	44,266.37	41,238.48	3,027.89 7.34	82,477.00
Late Fees 4630 Non-Compliance Fines 4650	0.00 0.00	0.00 0.00	0.00 0 0.00 0	258.54 200.00	0.00 0.00	258.54 0 200.00 0	0.00
Tran≤fer Fees 4710	0.00	0.00	0.00 0	300.00	0.00	300.00 0	0.00
Gate Remote Fees 4750	0.00	0.00	0.00 0	52.90	0.00	52.90 0	0.00
Architectural Plan Review Fees	250,00	166.67	83 33 50.00	1,550.00	1,000.02	549,98 55 00	2,000.00
Road Use Fees 4850	0.00	0.00	0.00 0	4,200.00	0.00	4,200.00 0	0.00
Lien Reimbursements 5730	0.00	0.00	0 00 0	391.58	0.00	391.58 0	0.00
Interest Income from Checking	90.00	0.00	90.00 0	90.00	0.00	90.00 0	0.00
TOTAL INCOME	340 00	7,039.75	-6,699.75 -95.17	51,309.39	42,238 50	9,070.89 21.48	84,477.00
OPERATING EXPENSES ADMINISTRATIVE EXPENSE							
Mgmt Contract 6110	640.00	640.00	0.00 0.00	3,840.00	3,840.00	0 00 0.00	7,680.00
Extra Management Svcs 6115	0.00	41.67	41.67 100.00	0.00	250.02	250.02 100.00	500.00
NonCompliance Services 6120	-465.00	0.00	465.00 0 0.00 0	-238.25 200.00	0.00 0.00	238.25 0 -200.00 0	0.00
Meeting Recorder 6130 Arch, Services 6140	0.00 117.25	0.00 95.83	-21.42 -22.35	492.13	574,98	82,85 14.41	0.00 1,150.00
Admin Istration Expenses 6150	5.00	3.75	-1.25 -33.33	30.00	22.50	-7.50 -33.33	45.00
Legal Service Fees	0.00	333.33	333.33 100.00	-425 00	1,999 98	2,424.98 121.25	4,000.00
Copies & Printing 6170	81.30	62.50	-18.80 -30.08	273.60	375.00	101.40 27.04	750.00
Statemants/Lables/Envelops	9.80	0.00	-9.80 0	90.30	0.00	-90.30 0	0.00
Postagle 6180	60.14	33.33	-26.81 -80.44	247.70	199.98	-47.72 -23.86	400.00
Meeting/Social Expenses 6200	0.00	0.00	0.00 0	200.03	0.00	-200.03 0	0.00
Bank Fees 6220	0.00	0.83	0.83 100.00	21.54	4.98	-16.56 -332.5	10.00
Audits/Tax Preparation 6250 Insurance 6300	0.00 0.00	104,17 208.33	104.17 100.00 208.33 100.00	0.00 885.00	625.02 1,249.98	625,02 100.00 364,98 29,20	1,250.00 2,500.00
Legal Service Fees 6310	2,020.00	333.33	-1,686.67 -506.0	2,020.00	1,999.98	-20.02 -1.00	4,000.00
Lien Fe es/Small Claims 6315	0.00	0.00	0.00 0	75.00	0.00	-75 00 0	0.00
Reserve Study 6325	850.00	0.00	-850.00 0	850 00	0.00	-850.00 0	0.00
Taxes, Propertys 6340	0,00	1,25	1.25 100.00	0.00	7 50	7.50 100.00	15 00
Nevada Business License 6360	0.00	8.33	8.33 100.00	0.00	49 98	49 98 100.00	100.00
Secretary of State 6370	0 00	2 08	2.08 100 00	0.00	12,48	12 48 100.00	25.00
Ombudsman Expense 6380	0.00	16.00	16.00 100.00	192.00	96.00	<u>-96.00 -100.0 </u>	192.00
TOTAL ADMINISTRATIVE EXPENSE	3,318.49	1,884.73	-1,433.76 -76.07	8,754.05	11,308.38	2,554 33 22.59	22,617.00
COMMON AREA EXPENSE			25.00 100.00		160.00	10.74 0.10	
Electricity	0 00	25.00	25.00 100.00	137.26	150 00 250.02	12.74 8.49 26.83 10.73	300.00
Water 6415 Telephone 6435	36 23 34.29	41.67 33.33	5.44 13.05 -0.96 -2.88	223.19 205.67	199.98	-5.69 -2.85	500.00 400.00
Landscape/Maintenance Contract	153 00	166.67	13.67 8.20	765.00	1,000,02	235.02 23.50	2.000.00
Extra Lnd Ser/Replacement/Supp	0.00	8.33	8.33 100.00	0.00	49.98	49.98 100.00	100.00
Irrigation Repairs/Supplies	429.00	0.00	-429 00 0	429.00	0.00	-429.00 0	0.00
Gate Maintenance/Repairs	0.00	41.67	41.67 100.00	95.00	250.02	155.02 62.00	500.00
General Maintenance/Repairs	436.80	0.00	-436.80 0	436.80	0 00	-436.80 0	0.00
Electrica I/Lighting 6500	0 00	0.00	0.00 0	145 00	0.00	-145.00 0	0.00
Ditch/Drainage Maint. 6550	0.00	83.33	83.33 100.00	0.00	499.98	499.98 100.00	1,000.00
Snow Re-moval 6575 TOTAL COMMON AREA EXPENSE	0.00 1,089 32	166.67 566.67	-522.65 -92.23	3,063.17	1,000.02 3,400.02	373.77 37.38 336.85 9.91	2,000.00 6,800.00
RESERVE ALLOCATIONS							
General Reserve Expenses	5,400.99	5,400 99	0.00 0.00	27,004.95	32,405.94	5,400.99 16.67	6.4,811.88
TOTAL RESERVE ALLOCATIONS	5,400.99	5,400 99	0.00 0.00	27,004.95	32,405.94	5,400 99 16.67	64,811.88
TOTAL OP ERATING EXPENSE	9,808.80	7,852.39	-1,956.41 -24.91	38,822 17	47,114.34	8,292.17 17.60	9-4,228.88
NET OPERATING INCOME	-9,468.80	-812.64	-8,656.16 1,065.	12,487.22	-4,875.84	17,363.06 -356 1	- 9 ,751.88
RESERVE INCOME Reserve Assessments	5,400.99	5,400.99	0.00 0.00	27,004.95	32,405.94	-5,400.99 -16.67	64,811 88
TOTAL RESERVE INCOME	5,400.99	5,400.99	0.00 0.00	27,004.95	32,405.94	-5,400.99 -16.67	64,811.88
	U					and there would be borner to an all	
NET RESE RVE INCOME	5,400.99	5,400.99	0.00 0.00	27,004.95	32,405.94	-5,400.99 -16.67	64,811.88
TOTAL NET OPERATING & RESER	-4,067.81 - — — -	4,588.35	-8,656.16 -188.6 	39,492.17	27,530.10	11,962.07 43 45	55,060.00
CASH FLOW	-4,067.81	4,588.35	-8,656.16 -188.6	39,492.17	27,530.10	11,962.07 43 45	55,060.00
Beginning C ash	12,944.15						

Bu jet Comparison Cash Flow (Accr: Consolidated Statement Jun 06 FAIRWAYS

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MTD Actual MTD Budget \$ Var. % Var. YTD Actual YTO Budget \$ Var. % Var. Annual

Ending Balance 10,168 44

Ctrl# Batch#					Due Date A/P Acct	Cash Acct Exp Acct	Payee Ppty	Payee's Name Account Name	Amount	Notes
54			06/01/06 06/05/06			1110 6110	PreSer 1	Premier Association Mgmt Contract 611	640.00 640.00	Mgmt, Comm.
55	15197		05/25/06 06/05/06		2200	1110 6310	MadRob 1	Robert C. Maddox & Legal Service Fees	2,020 00 2,020.00	Professional services
56	5771		06/01/06 06/05/06		2200	1110 6140	NapSon 1	Napa-Sonoma Arch, Services 614	37.25 37.25	Arch Meeting
57	3820		05/22/06 06/05/06		2200	1110 6490	SweNev 1	Sweep Nevada LLC General Maintenanc		Truck Sweeping
58	30573		11/18/05 06/05/06		2200	1110 6325	AdvRes 1	Advanced Reserve Reserve Study 632	850.00 850.00	Reserve Study
59			05/31/06 06/16/06		2200	1110 6415	WasUti 1	Washoe County Utili Water 6415		Acct#10005592-20002677 05/01-05/31/06 trrigation
60	{ ((668 668 668 668 668	06/16/06 06/16/06 06/16/06 06/16/06 06/16/06 06/16/06 06/16/06	06/06 06/06 06/06 06/06 06/06	2200 2200 2200 2200 2200 2200	1110 5170 6180 6175 6175 6150 6140 6120	PreSer 1 1 1 1 1 1 1 1	Premier Association Copies & Printing 6 Postage 6180 Statemants/Lables/ Statemants/Lables/ Administration Expe Arch. Services 614 NonCompliance Ser	81.30 60.14 8.10 1.70 5.00 80.00	
61		669	06/20/06 06/26/06 06/26/06	06/06		1110 6440 6460	AffLan 1 1	Affordable Landsca Landscape/Mainten Irrigation Repairs/Su	153.00	Landscape Maintenance May 2006, Repair Sprinkler 5/15/06
64	060806 (06/08/06 06/26/06			3 113 7 Pro - 11	SBC 1	SBC Telephone 6435	34 29 34.29	Acct #775 852-2021
								TOTAL TOTAL UNPAID	4,907 81 0.00	

Account Totals

1110	Operating 1110	4,907.81
6110	Mgmt Contract 6110	640.00
6120	NonCompliance Services 6120	35.00
6140	Arch, Services 6140	117.25
6150	Administration Expenses 6150	5.00
6170	Copies & Printing 6170	81.30
6175	Statemants/Lables/Envelops	9.80
6180	Postage 6180	60.14
6310	Legal Service Fees 6310	2,020.00
6325	Reserve Study 6325	850.00
6415	Water 6415	36.23
6435	Telephone 6435	34.29
6440	Landscape/Maintenance Contract	153.00
6460	Irrigation Repairs/Supplies	429.00
6490	General Maintenance/Repairs	436.80