

THE FAIRWAYS AT FIELDCREEK HOMEOWNERS ASSOCIATION
5480 Reno Corporate Drive, #100
Reno, Nevada 89511

Board Meeting
May 14, 2013
MINUTES

1. CALL TO ORDER

Mike Vonada called the meeting to order at 6:01pm. Present was: Mike Vonada, Lisa Martin and Gary Fornfeist. Joele Rogers was present for Equus Management Group. Dennis Bryan was absent

2. MEMBERS' FORUM

None

3. REPORT OF ANY ACTIONS TAKEN IN EXECUTIVE SESSION

The Board reviewed delinquencies and violations during executive session. No actions were taken on any issue discussed.

4. APPOINTMENT OF A MEMBER TO THE BOARD TO FILL A VACANCY

Gary Fornfeist moved to appoint Kathy Braband to the Board to fill the vacancy until the next election. Lisa Marin seconded the motion. Motion passed unanimously.

5. MINUTES

a) Discuss and approve the January 15, 2013, January 21, 2013 and February 12, 2013 meeting minutes

Gary Fornfeist moved to approve the minutes from 1/15/13, 1/21/13 and 2/12/13 as written with no corrections. Lisa Martin seconded the motion. Motion passed unanimously.

6. REPORTS

a) Treasurers Report

1. Review and Accept February – March 2013 Unaudited Financials

The Executive Board reviewed the following financial information as required in NRS 116.31083:

- a. A current year-to-date financial statement of the association;
- b. A current year-to-date schedule of revenues and expenses for the operating account and the reserve account, compared to the budget for those accounts;
- c. A current reconciliation of the operating account of the association;
- d. A current reconciliation of the reserve account of the association;
- e. The latest account statements prepared by the financial institution in which the accounts of the association are maintained; and
- f. The current status of any civil action or claim submitted to arbitration or mediation in which the association is a party.

Lisa Martin moved to accept the financials as presented. Gary Fornfeist seconded the motion. Motion passed unanimously.

2. Review and consideration to move some reserve funds into CDs

Management provided to the Board a spreadsheet showing where all the Associations funds were allocated and to which Bank. The association has over the FDIC limit in one bank and management recommended moving funds into CDs to gain interest and to be within the FDIC coverage to protect the money.

The Board asked management based upon questions from the audience to find out the tax implications on interest earned for the next meeting.

b) Committee Reports

1. Architectural Committee Report

The committee is a working committee and has met to review plans for new homes. Lisa Martin will be the Board Liaison for the ARC Committee.

2. Social Report

Karin commented on the following

- Summer Jazz Concert – June 20th 6-8pm
- Emergency Preparedness – Red Alert
- Estate Planning Seminar for those interested
- Neighborhood watch program

c) Community Website – www.nextdoor.com

Lisa Martin reported that this website is set up as a forum for homeowners to get to know one another and to exchange ideas and comment. You have to register to obtain a password which will link you to the Fairways site.

7. OLD BUSINESS

a) Discussion and Approval of the Reserve Study Update

The Board reviewed the proposal from Resource 1 to perform their reserve study update in the amount of \$300.00. Lisa Martin moved to approve the proposal. Gary Fornfeist seconded the motion. Motion passed unanimously.

b) Update on the front entry project

Jeff gave the board a very detailed update on the project. Most of the project is complete will just a few minor issue that need to be addressed.

c) Update on the 2012 Audit of Financials

Management informed the Board that Gene Clawson was having trouble auditing the years prior due to not getting the information from the prior management company. Management indicated that they would make one more effort to get the prior management to comply with the requests. In the mean time the 2012 Audit will be done.

8. NEW BUSINESS

a) Appointment of Larry Brandt to the ARC Committee

Gary Fornfeist moved to approve the appointment of Larry Brandt to the ARC Committee. Lisa Martin seconded the motion. Motion passed unanimously.

b) Selection of Board Liaison to the ARC Committee

Kathy Braband moved to approve Lisa Martin as Board Liaison to the ARC Committee. Gary Fornfeist seconded the motion. Motion passed unanimously.

c) Discussion and review of a single source bid to repair the large cracks in the roads

The Board received a single source proposal from SNC for the repair of the large cracks in the roads. The Board discussed the overall condition of the roads as well. Lisa Martin moved to table this issue until Board member Dennis could be in attendance as well. Gary Fornfeist seconded the motion. Motion passed unanimously.

d) Approval and Discussion to have Gayle Kern file appropriate document to change the ownership name of Springer Court from Fairways Homeowners Association to The Fairways at Fieldcreek Ranch HOA

In researching records of the Association it was found that Springer Court is no in the name of the Association. Kathy Braband moved to have Gayle Kern's office file the appropriate document to

have Springer Court in the name of the Association. Lisa Martin seconded the motion. Motion passed unanimously.

e) Discussion and approval to allow school bus to access the community

Lisa Martin moved to approve allowing the school bus to access the community to pick up students. Gary Fornfeist seconded the motion. Motion passed unanimously.

f) Next Board meeting date

July 29, 2013 at 6:00pm at the Offices of Equus Management Group located at 5480 Reno Corporate Drive, #100, Reno, Nevada 89511

9. HOMEOWNER COMMENTS

Reynaldo – asked about the common area and who owner the Equestrian Trail on the back side of some of the homes on Silver Wolf and also who maintains the access roads.

10. ADJOURNMENT

The meeting was adjourned at 7:20pm on a motion by Lisa Martin

Respectfully submitted by Equus Management Group

Approved: _____
Secretary - Lisa Martín