

Fairways at Fieldcreek Ranch Property Owners Association

BUDGET RATIFICATION MEETING

4:30 P.M. on Tuesday, November 11, 2003
(Immediately prior to the Annual Meeting set for 5:00 PM.)

AT
PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 110
RENO, NV 89502

AGENDA

MEETING CALL TO ORDER/ROLL CALL – President

ROLL CALL

OPEN DISCUSSION:

In consideration of time, this period is limited to three (3) minutes per person. A period devoted to comments by homeowners and discussion those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter has been specifically included on the agenda as an item upon which action may be taken pursuant to NRS 116.3108.

1. HOMEOWNER RATIFICATION OF THE BOARD APPROVED 2004 BUDGET ACTION ITEM

ADJOURNMENT

NRS 116.3103 #3 Within 30 days after adoption of any proposed budget for the common-interest community, the executive board shall provide a summary of the budget to all units' owners, and shall set a date for a meeting of the units' owners to consider ratification of the budget not less than 14 nor more than 30 days after mailing the summary. Unless at that meeting a majority of all units' owners or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board.

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)

**FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION**

ANNUAL MEETING

5:00 PM

TUESDAY, NOVEMBER 11, 2003

**PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 100
RENO, NEVADA**

ORDER OF BUSINESS

1. CALL MEETING TO ORDER: President, Filiberto Ferroni
2. ROLL CALL
3. ASCERTAIN IF QUORUM IS PRESENT IN PERSON OR BY PROXY
Premier Properties
4. PROOF OF NOTICE OF MEETING – Premier Properties
5. OPEN DISCUSSION- **In consideration of time, this is a period limited to three minutes per homeowner.** *This is a time devoted to comments by Homeowners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an action item.*
6. REVIEW OF 2002 FINANCIAL REPORT
-Action Item
7. OPENING AND TABULATION OF SEALED BALLOTS FOR THE ELECTION OF THREE
HOMEOWNERS TO THE BOARD OF DIRECTORS

ADJOURNMENT

**THERE WILL BE A SHORT MEETING IMMEDIATELY FOLLOWING TO SELECT
OFFICERS OF THE BOARD**

All owners have a right to have a copy of the minutes, or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of \$.25 per page. (NRS116.3108, 2a.)

The Fairways
@
Fieldcreek Ranch
Property Owners Association

NOTICE OF FOURTH QUARTERLY BOARD MEETING

TUESDAY, NOVEMBER 11, 2003
(IMMEDIATELY FOLLOWING THE ANNUAL MEETING)

AGENDA



Call Meeting to Order and Roll Call – President

Open Discussion: In consideration of time, this is a period limited to three (3) minutes per Homeowner. This is a time devoted to comments by Homeowners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an item upon which action may be taken.

1. Approval of Meeting Minutes
Review & Approve Minutes —Action Item
2. Approval of Current Financials
Review of Financial Report —Action Item
3. New Business --Action Items
 - Landscape Bid Approval
 - Easement Maintenance Discussion
 - Declarant Turnover
4. Old Business --Action Item
5. Schedule 1st Quarter Board meeting

ADJOURNMENT

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. (NRS 116.3108, Section 2a.)

Professionally Managed by Premier Properties, AMO
5250 Neil Road, Suite 100, Reno, NV 89502
Office: 775-828-3380 Fax: 775-828-3891

Fairways at Fieldcreek Homeowners Association

2003 ANNUAL MEETING PROXY

TUESDAY, NOVEMBER 11, 2003

The Undersigned Member of the Fairways at Fieldcreek Homeowners Association acknowledges receipt of the notice of the Annual Meeting of Members and appoints the following individual as their designated proxy holder:

NAME: _____
(write name of designee, do not write your name)

A homeowner may give a proxy only to:
A member of his immediate family,
The homeowner's tenant who resides in the Association,
Another homeowner who resides in the Association.

This proxy shall be used for the purpose of establishing a quorum

In addition, the Proxy Holder is instructed to vote as indicated on the following specific items:

Approval of 2002 Financials _____ YES _____ NO

This proxy will be voted as indicated above. If no indication has been made, this proxy will be used for establishing a quorum only.

Member's Signature

Member's Signature

Address

Telephone

PRINT LAST NAME

DATE (proxy **must** be dated)

FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION

2003 ANNUAL MEETING

SECRET BALLOT

PLEASE CHOOSE OR ENTER **TWO** NAMES.

TERM OF OFFICE IS FOR TWO YEARS

CANDIDATE:

VOTE FOR TWO

JIM GASKILL

Jim is a graduate of U. C. Berkley with a BS and Ph.D. degrees in electrical engineering. He has worked as an engineer, manager, and an executive in the semiconductor industry for the past 20 years. He is currently retired and consults part-time. With his wife Terry, he has built four custom homes.

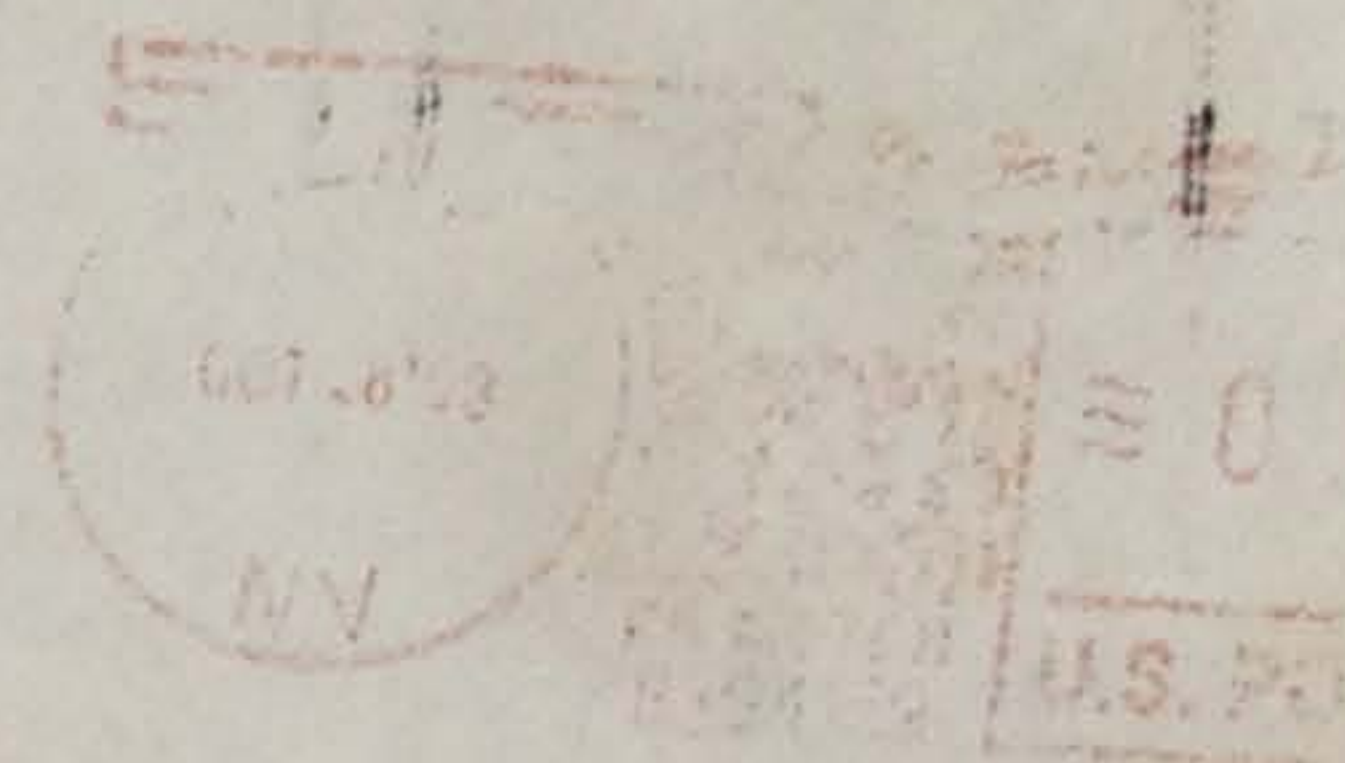
JAMES MANLY

James is a retired U.S. Air Force Colonel and Fighter/Test pilot. He has been involved with the current Board of Directors and with the Budget Committee fro 2004.

INCUMBANTS:

Rinaldo Bullentini

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HOMEOWNERS ASSOCIATION
C/O PREMIER PROPERTIES
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