

*FAIRWAYS AT FIELDCREEK
HOMEOWNERS ASSOCIATION*

2006 ANNUAL MEETING

WEDNESDAY NOVEMBER 1, 2005

October 18, 2005

To All Property Owners:

IN THIS PACKET YOU WILL FIND:

- Notice of Meeting
- 2005 Annual Meeting Minutes Draft
- Annual Meeting Agenda
- Proxy
- Secret Ballot with envelope
- Return Envelope for Secret Ballot and Proxy
- Budget Ratification Meeting Notice
- Fourth Quarter 2006 Agenda for the Board of Directors Meeting

The Proxy, in order for it to be valid, must be **signed** and **dated**. Please return it in the enclosed envelopes provided. In order to conduct business at this meeting, we must have 20% of the Homeowners present in person or by Proxy. WE NEED THE PROXYS RETURNED TO ESTABLISH A QUORUM. IF YOU ATTEND THE MEETING YOUR PROXY WILL BE RETURNED TO YOU.

All Directors must be elected by Secret Ballot. This ballot should be completed and placed in the envelope marked Secret Ballot and returned with your Proxy in the enclosed return envelope. If you plan on attending the meeting you may bring the Secret Ballot and envelope with you to the meeting.

PLEASE REMEMBER:

If you do not plan on attending the Annual Meeting please return both your Secret Ballot and Proxy, in the return envelopes as soon as possible. Your Proxy and Secret Ballot must be returned no later than **November 1, 2006**, to ensure that we achieve a quorum.

Thank you for your cooperation. If you have any questions, please contact Kris Lindberg at Benchmark Premier Association Services, (775) 828-3886 ext. 15.

Board of Directors
Fairways at Fieldcreek
Homeowners Association

***FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION***

ANNUAL MEETING

5:30 PM

WEDNESDAY, NOVEMBER 1, 2006

**BENCHMARK PREMIER ASSOCIATION SERVICES
5250 NEIL ROAD, SUITE 110
RENO, NEVADA**

ORDER OF BUSINESS

1. CALL MEETING TO ORDER: President, Rinaldo Bullentini
2. ROLL CALL
3. ASCERTAIN IF QUORUM IS PRESENT IN PERSON OR BY PROXY
Premier Properties
4. PROOF OF NOTICE OF MEETING – Benchmark Premier Association Services
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. PRESIDENTS REPORT – Rinaldo Bullentini
7. REVIEW AND APPROVAL OF THE 2005 ANNUAL MEETING MINUTES – **Action Item**
8. FIELD CREEK DISASSOCIATION UPDATE / DISCUSSION
9. OPENING AND TABULATION OF SEALED BALLOTS FOR THE ELECTION OF FOUR – **Action Item**
TO THE BOARD OF DIRECTORS
10. ADJOURNMENT

**THERE WILL BE A SHORT MEETING IMMEDIATELY FOLLOWING TO SELECT
OFFICERS OF THE BOARD
AN EXECUTIVE MEETING OF THE NEW BOARD OF DIRECTORS WILL BE HELD
FOLLOWING THE ANNUAL MEETING IF NECESSARY FOR NON-COMPLIANCE /
DELINQUENCIES**

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.)

FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION

2006 ANNUAL MEETING PROXY

WEDNESDAY NOVEMBER 1, 2006 AT BENCHMARK PREMIER ASSOCIATION SERVICES

The Undersigned Member of the Fairways at Fieldcreek Homeowners Association hereby acknowledges receipt of the notice of the Annual Meeting of Members and appoints the following 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 as Proxy holder of the member.**

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 THE 2005 ANNUAL MEETING MINUTES _____ YES _____ NO

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

Date (THIS MUST BE DATED)

Member's Signature

Member's Signature

Address

Telephone #

PRINT LAST NAME

*FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION*

2006 ANNUAL MEETING

SECRET BALLOT

CANDIDATE:

VOTE FOR FOUR

RITA EISSMANN

I would appreciate the opportunity to continue to work for the Fairways HOA. We have made some positive changes and are working on the Fieldcreek disassociation. We need to continue the process and see it through. Reno has been my home since 1985. I am a office manager for two general dentists and the property manager for the Caughlin Dental Center. I enjoy living in the Fairways and will continue to work for our neighborhood.

RINALDO BULLENTINI

Served on Bicycle Advisory Board for 4 years.
Resident of Reno for 28 years
Served on the Board of Directors as Director FOR 2003
Served on the Board of Directors as President for 2004 / 2006.

GENE H. YUP D.D.S.

Occupation: Dentist, Life long Reno Resident
I believe in letting the voices of the homeowners be heard during the meetings. I take interest with the concerns of the Community / Homeowners I believe in cooperation and teamwork and not just individual directions.

LARRY MORASSE

General Manager of a power plant in Reno.
Previous – 20 + years as a project manager / construction manager on various gold mine projects around the world. Desire to provide an efficient and cost effective representation on the Board.

THE BOARD OF DIRECTORS MAY APPOINT A FIFTH MEMBER AFTER THE ELECTION TO COMPLETE THE BOARD MEMBERSHIP

The Fairways @ Fieldcreek Ranch
Property Owners Association
BUDGET RATIFICATION MEETING

WEDNESDAY , NOVEMBER 1, 2006 @ 5:50 P.M.
BENCHMARK PREMIER ASSOCIATION SERVICES
5250 NEIL ROAD, SUITE 110
RENO, NV 89502

1. General Membership Meeting – Prior to the fourth Quarter Board Meeting

AGENDA



1. Call Meeting to Order and Roll Call – President

2. Ratification of the Board Approved 2006 Budget – **Action Item**

NOTE: Per NRS 116.3103, # 3 Unless a majority (33) 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.

3. Adjournment:

2. Fourth Quarter Board Meeting 6:00 P.M.

AGENDA

1. Call Meeting to Order and Roll Call - President

2. 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.*

3. Approval of the August 2, 2006 Meeting Minutes – **Action Item**

4. Approval of the September Financials – **Action Item**

5. Old Business – **Action Items**

- Review and Approve Road Maintenance Bids
- Review and approve bids for detention pond removal of trees & bushes / clean out
- Discussion on street parking
- Speeding Notice Sent, Continued Complaints / Speed Humps / \$400.00 Special Assessment

6. New Business – **Action Items**

- Review & Approve Snow Removal Contract G & G Landscape & Nursery
- Sierra Rest Rooms Solutions / Federal S.W.P Program

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 Benchmark Premier Association Services

5250 Neil Road, Suite 110, Reno, NV 89502

Office: 775-828-3886 Fax: 775-828-3891