

**FAIRWAYS AT FIELDCREEK RANCH  
HOMEOWNERS ASSOCIATION**

**"A COMMON INTEREST COMMUNITY"**

**Monday, December 1, 2008 – 12 Noon**

**At A`La Carte • 1575 Delucchi Lane, Suite 115/22, Reno, NV 89502**

**HOMEOWNERS RATIFICATION OF 2009 BUDGET**

**AGENDA**

**Call Meeting to Order – Roll Call**

**Open Discussion:**

**[A period devoted to comments by Homeowners]**

**Homeowner Business Meeting:**

**[Comments, Discussion & Voting]**

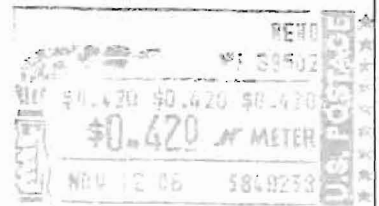
- **Ratification/Rejection of 2009 Board Approved Budget** **Discussion/Action**  
**51% of owners must be present to defeat the budget in accordance with NRS116.**

**Adjournment**

All homeowners have the right to have a copy of the minutes or a summary of the minutes of the meeting distributed to them upon request and, if required by the executive board, upon payment to the association of the cost of making the distribution (NRS 116.3108).

**Professionally Managed by: A`La Carte Association Management, LLC**  
**1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502**  
**(775) 824-0777 A`La Carte • (775) 824-0778 Fax**  
**[sharon@alacartemanagement.com](mailto:sharon@alacartemanagement.com)**

**Fairways at Fieldcreek Ranch  
c/o A`La Carte Management  
1575 Delucchi Lane, Suite 115/22  
Reno, NV 89502**



**To:**

**A `LA CARTE ASSOCIATION  
MANAGEMENT, LLC  
[www.alacartemanagement.com](http://www.alacartemanagement.com)  
1575 Delucchi Lane, 115-22  
Reno, NV 89502**

**The Fairways at Fieldcreek Ranch**  
**Board Approved 2009 Budget 11/11/08**

<b>INCOME</b>		
Quarterly Assessments		84,500.00
Interest Income from savings		7,200.00
<b>TOTAL INCOME</b>		<b>91,700.00</b>
<b>OPERATING EXPENSES</b>		
<b>Administrative Expenses</b>		
Management		9,450.00
Accounting/Tax Preparation		250.00
Legal Services		5,000.00
Audit		1,750.00
Copies/Fax/Supplies		160.00
Postage		400.00
Office Supplies		500.00
Bank Fees		50.00
Permits/Licenses		110.00
Ombudsman Fee		192.00
Secretary of State Filing Fees		110.00
Misc. Expense		100.00
<b>Total Administrative Expenses</b>		<b>18,072.00</b>
<b>Taxes &amp; Insurance</b>		
Insurance		1,800.00
<b>Total Taxes &amp; Insurance</b>		<b>1,800.00</b>
<b>Landscaping Costs</b>		
Landscaping Contract		2,284.00
Landscaping - Irrigation Repairs		250.00
<b>Total Landscaping Costs</b>		<b>2,534.00</b>
<b>Gate(s) Costs</b>		
Gate Repair		4,000.00
Main Gate Improvement		20,000.00
<b>Total Gate(s) Costs</b>		<b>24,000.00</b>
<b>Other Maint./Repair Costs</b>		
General Maint./Repairs		300.00
Street Sweeping		1,800.00
Ditch/Drainage Maint.		3,000.00
Snow Removal		3,500.00
<b>Total Other Maint./Repair Costs</b>		<b>8,600.00</b>
<b>Utilities</b>		
Electricity		350.00
Water		1,000.00
Telephone		500.00
<b>Total Utilities</b>		<b>1,850.00</b>
<b>Total Expense</b>		<b>56,856.00</b>
Reserve Funding/2009		24,535.47
Road Crack Seal/Reserve Expense/2009		(10,308.53)
<b>TOTAL EXPENSE Including Reserve Funding</b>		<b>91,700.00</b>
<b>NET INCOME (LOSS)</b>		<b>0.00</b>
Funds remaining from 2008 will be carried into 2009		
Reserve Study March 24, 2006 prepared by:		
ARS, Inc., 701 N. Green Valley Parkway, Suite 200, Henderson, NV 89074		
Reserve Payment per Owner per Month \$31.46		
Anticipated Reserve Balance 12/31/08 - \$181,429.00		
Reserve Expenses 2009 \$10,308.53		

Professionally Managed By: A`La Carte Association Management, LLC  
1575 Delucchi Lane, Suite 115/22, Reno, NV 89502  
775.824.0777 - 775.824.0778 FAX  
Shar0n@alacartemanagement.com