



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

Professionally Managed by:

Kenyon & Associates
645 Sierra Rose Dr., Suite 104
Reno, NV 89511-4025

775-674-8000 (office)
775-674-8010 (fax)

www.fairwaysatfieldcreek.com

Board of Directors Business Meeting
October 8, 2024 at 6:00 pm
Annual Members Immediately Following
Executive Session Immediately Following Members Meeting
Raley's Conference Room at 18144 Wedge Parkway, Reno, NV 89511

AGENDA

1. CALL MEETING TO ORDER /ROLL CALL Action
2. MEMBERSHIP OPEN FORUM
This is the time dedicated to member input for items on the AGENDA ONLY
3. APPROVAL OF MINUTES Discussion/Action
A. July 24, 2024
4. FINANCIAL REPORTS Discussion/Action
A. Financials - Review of Reports
B. Review of Bank Statements
5. COMMITTEE REPORTS
A. Gate & Landscaping Committee
B. Road Maintenance Committee
C. Architectural Committee
6. UNFINISHED BUSINESS Discussion/Action
A. Report of Action Taken Between Meetings by the Board
B. Discussion Regarding CDs & Rollovers
C. Update on Mid Silver Wolf East Drainage Ditch Reconstruction Project
D. Update on Drainage Ditch Maintenance Agreements
E. Discussion & Approval of 2025 Budget
F. Discussion & Approval of Revised Architectural Rules & Construction Deposit & Fee Agreement Form
7. NEW BUSINESS Discussion/Action
A. Discussion & Approval of Annual Reserve Update
B. Discussion & Approval of Snow Removal Contract
C. Discussion Regarding 2025 Schedule of Board of Directors Meetings
D. Discussion Regarding Menath Insurance Renewal
E. Discussion & Approval of 2023 Draft Audit
F. Review Architectural Committee Appointments
G. Discuss Current Status of Architectural Committee Refundable Deposits and Fees
H. Review Status of any Pending Legal Action – Case No. 25-042
8. CORRESPONDENCE Discussion/Action
9. ITEMS TO BE ON NEXT AGENDA Discussion/Action
10. EXECUTIVE SESSION SUMMARY Discussion/Action
11. MEMBERSHIP OPEN FORUM
This is the time dedicated to member input for ANY ITEM PERTAINING TO THE ASSOCIATION
12. ADJOURNMENT Action

****Please note that this agenda may be revised 24 hours prior to the Board Meeting and the revised agenda will be available upon request at Kenyon and Associates. ****

Upon request, unit owners are entitled to a copy of the audio recording, the minutes or a summary of the minutes of the meeting in electronic format at no charge to the owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.



At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com
Annual Members Meeting
October 8, 2024 Immediately Following Board Meeting
Raley's Conference Room
18144 Wedge Parkway
Reno, NV 89511

Agenda

1. CALL TO ORDER

2. ROLL CALL

3. MEMBERSHIP FORUM (Members Right to Speak)

Members Forum is a period devoted to comments by members and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda unless there is a quorum of the membership present which is 20% of the membership and the majority of the member's present vote in favor of action.

4. Election Results

Action

As previously notified, secret ballot elections would not be held if 3 or less owners submitted their nomination forms for open seats. The following owners are now duly elected to the Board of Directors for a two year term effective October 2024 thru 2026,

- Vincent Craig
- Michael Fackelmann
- Jeff Houston

5. Approval of the 2023 Annual Meeting Minutes

Action

6. Adjournment

A quorum is not needed in order to conduct this business.
All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to him upon the request if he pays to association the cost of make the distribution. (NRS.116.3108 Section 2(a))



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

Annual Members Meeting
October 19, 2023 at 6:00pm

Raley's Conference Room

18144 Wedge Parkway

Reno, NV 89511

Board Members Present

Norm Kelly – President

Gretchen Swope– Vice President

Kristi Schaffner – Secretary

Michael Fackelmann – Treasurer (Absent)

Jeffrey Houston – Director (Absent)

Management

Jeannie Redinger Supr. CAM

Membership

List on File

I. Welcome and Call to Order

A quorum was established and the meeting was called to order at 6:00 pm by Jeannie Redinger, Community Manager

II. Homeowners Forum

None

III. Elections Results

As previously notified, secret ballot elections would not be held if 2 or less owners submitted their nomination form for open seats. The following owners are now duly elected to the Board of Directors for a two year term effective October 2023 thru October 2025.

- Norm Kelly
- Gretchen Swope

IV. Approval of 2022 Annual Meeting Minutes

Motion was made by Gretchen Swope and duly seconded by Norm Kelly to approve the meeting minutes as submitted. Motion carried unanimously

V. Adjournment

There being no further business a motion was made by Gretchen Swope and duly seconded by Norm Kelly to adjourn the meeting at 6:05 pm.

Respectfully submitted by:

Approved by:

Jeannie Redinger, Community Manager
Kenyon & Associates

Board Secretary

From: Melissa Turner donotreply@appfolio.com

Subject: Fairways at Fieldcreek Board of Directors Meeting & Annual Agenda

Date: September 26, 2024 at 10:43:16 AM

To: jhouston@churchillradiology.com

Good Morning

Please see attached Board of Directors Meeting Agenda and Annual Membership Meeting Packet for October 8, 2024

Melissa Turner
Administrative Assistant
Kenyon and Associates
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775-674-8000

