

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

"A COMMON INTEREST COMMUNITY"

4th Quarter Board of Directors Meeting

Annual Meeting - Election of Officers

Organizational Meeting of New Board

Meetings will follow in succession.

October 11, 2010 6 p.m.

At A`La Carte – 1575 Delucchi Lane, Reno, NV 89502

4th Quarter Board of Directors Meeting

AGENDA

6 p.m. Call Meeting to Order – Roll Call

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

Approval of Minutes – August 10, 2010

Action/Discussion

Financial Report/ Acceptance – September 10, 2010

Action/Discussion

New Business

Action/Discussion

- Review and Renewal of Insurance/Liability & D&O
- Review and Approval of Snow Removal Contract
- Review and Approval of Entrance Proposals
 - Roadway
 - Island
- Review and Approval of Retention Pond Cleaning
- Review and Approval of Reserve Study Specialist
- Board Approval of 2011 Budget

Member Correspondence

Next Meeting: November 30th, 2010 – Homeowner Ratification of 2011 Board Approved Budget

[In accordance with NRS116 & NAC116 the Association's 2011 Budget will be RATIFIED by the members unless more than a majority of all unit owners vote to REJECT the budget, either in person or by proxy.]

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

Adjournment

Executive Session may follow at the end of meetings for the purpose of Delinquencies, Non-Compliance, Privileged Legal. All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ANNUAL HOMEOWNERS MEETING

AGENDA

Call Meeting to Order – Roll Call

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

Business Meeting

New Business - None
Member Correspondence
Next Meeting: November of 2011

Action/Discussion

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 -- limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

Adjournment

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ELECTION OF Directors

AGENDA

Call Meeting to Order – Roll Call

Open Discussion: AGENDA

Call Meeting to Order – Roll Call

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with NRS116 -- limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

- **Opening/Separation of Envelopes** **Discussion/Action**
- **Counting of Ballots** **Discussion/Action**
- **Election Results** **Discussion/Action**

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 -- limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

Adjournment

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

ORGANIZATIONAL MEETING OF NEW BOARD

AGENDA

Call Meeting to Order – Roll Call

Open Discussion: AGENDA

Call Meeting to Order – Roll Call

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with NRS116 -- limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

Business Meeting [Comments, Discussion & Voting are limited to the Board.]

- **Choice/Nomination of Offices for New Board** **Discussion/Action**

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 -- limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

Adjournment

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

Professionally Managed by: A`La Carte Association Management, LLC

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BALLOT

FOR THE ELECTION OF DIRECTORS 2010/2011/2012

Use this Secret Ballot to vote for up to three [3] persons using the check box next to the candidate's name. [One vote per candidate].

- Return to A`La Carte Management in the **SECRET BALLOT** envelope via the envelope with your return address in the left hand corner and addressed to A`La Carte. Ballot must be received by A`La Carte **no later than 12:00 p.m. [Noon], October 11, 2010.**
- Or bring your ballot to the Annual General Membership Meeting on **October 11, 2010 IN THE ENCLOSED SECRET BALLOT ENVELOPE** inside the envelope with your return address in the left hand corner.

IN ORDER TO BE COUNTED, THIS SECRET BALLOT MUST BE RECEIVED SEALED INSIDE THE ENCLOSED ENVELOPE marked SECRET BALLOT ONLY. Place this sealed envelope inside the envelope addressed to A`La Carte with your return address in the top left hand corner. Mail this envelope to be received no later than Noon on October 11, 2010 by A`La Carte or bring to the meeting on October 11, 2010. Ballots will not be accepted if not correctly presented.

OFFICIAL BALLOT -2010/2011/2012

Choose Up to three [3] by checking box preceding the name of candidate.
Only one vote per candidate.

- | | |
|--|--|
| <input type="checkbox"/> Jack Angaran | <input type="checkbox"/> Connie Duncan |
| <input type="checkbox"/> Richard Braband | <input type="checkbox"/> Rita Eissmann |
| <input type="checkbox"/> Jeffrey Houston | |

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