

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION
Board of Directors Meeting ~ Regular Session
January 22, 2015 ~ 5:30 p.m. **Revised 1-16-15******
Location: Terra West Management Conference Room
10651 Professional Circle, Unit A, Reno, NV 89521

Board Members

Mike Vonada – President ~ **Gary Fornfeist** - Vice President ~ **Kathy Braband** – Secretary ~ **Lisa Martin** – Treasurer ~ **Jim Beach** - Director

Management

Holly Bullock, Community Manager

Terra West Management Services

This agenda is made available to the association's membership in accordance with NRS 116.3108. In accordance with NRS each meeting of the Executive Board in Regular Session shall be audio recorded. Items on this agenda may be adjusted as needed to meet the business needs of the Association. No revision will be made within 72-hours prior to the meeting. A Revised Agenda will be available at the above address upon request.

The Board may take action on any item on the agenda

- I. Call to Order and Establishment of Quorum**
- II. Homeowners' Forum**— This forum is devoted to comments from homeowners on agenda items only. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Except in emergencies, no action will be taken upon a matter raised during this forum until the matter has been specifically included on a future agenda as an item upon which action may be taken. (NRS 116.3108)
- III. Approval of Meeting Minutes**
 - A. Review/Discussion/Motion for approval: November 10, 2014 Board Meeting
 - B. Review/Discussion/Motion for approval: November 10, 2014 Budget Ratification & Organizational Meeting.
 - C. Review Draft of the November 10, 2015 Annual Meeting Minutes.
 - D. Review/Discussion/Motion for approval: November 24, 2014 Board Meeting
- IV. Review of Financial Reports**
 - A. Treasurer's Report Review/Discussion/Motion for approval – November and December 2014 Financial Reports.
- V. Committee Reports**
 - A. Architectural Committee
- VI. Unfinished Business**
 - A. Update - Secondary Road Access (Springer Court)
 - B. Update - Retention Pond and Drain Cleaning
- VII. New Business**
 - A. Review/Discuss/Approve moving the two Heritage Bank Accounts into two new Mutual of Omaha accounts.
 - B. Review/Discuss/Approve the update on Receivership forms for 1255 Springer Court.
 - C. Review/Discuss/Approve adoption of the Anti-Bullying Resolution #1-1-15.
 - D. Review/Discuss/Approve action to speak to the attorney to draft a Speeding Violation & Fine Policy Resolution to address ongoing issues with speeding vehicles in the community. Approve proposed Resolution.
 - E. Ratify/Discuss/Approve the snow removal contract with J & R Lawn approved for the 2014/2015 season at the 11/24 meeting.

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS MAY BE HELD PRIOR TO/AFTER THIS MEETING.

Audio Recordings and approved minutes from previous meeting(s) are available by contacting Terra West Management Services, 10651 Professional Circle Suite A, Reno, NV 89521 (775-853-9777) or may be downloaded from your **community website by logging in at www.terrawest.com** or via email from fairwaysatfieldcreekrancho@terrawest.com. There may be a cost for paper or audio copies of minutes. There is no cost in downloading them from the website. – Please note that this agenda may be revised up to 72 hours prior to the meeting and is available upon request at Terra West Management Services.

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- F. Review/Discuss/Approve action to address a scope for plans to install additional landscape lighting at the community entry gates. Bids to be reviewed at the next meeting.
- G. Review/Discuss/Approve proposals for street sweeping services.
- H. Review/Discuss/Approve upcoming maintenance projects for the community (street sealing).
- I. Review/Discuss/Approve upcoming community events for the community. (Clean Up Day)
- J. Review/Discuss/Approve 2015 Board Meeting and Event Calendar.
- K. Review/Discuss any business to be discussed at the next Meeting to be placed on the next Agenda.

VIII. Homeowners Forum – This forum is devoted to comments from homeowners on general topics. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. No owner can give away their allotted time to expand another owner's time. Items discussed may be placed on future agenda at the discretion of the Board of Directors. (NRS 116.3108)

IX. Next Meeting – Board Meeting - April – Date to be determined, 2015 – 5:30 p.m.

X. Adjournment

Reminders for our Community Members:

The Board of Directors would like to remind our owners and residents of the following issues that need your immediate attention.

Speeding:

The Speed Limit in the community is 25 MPH and it is posted! Please slow down when you are driving. We have residents who walk in the community and families with children. It is a safety issue and if the matter does not improve, the Association will enforce this issue with hearings and fines. Be proactive and not reactive when you are driving within the gates. Thank you!

Snow Removal:

An issue was brought up with the snow fall that occurred last week. Owners need to keep their snow accumulations from their driveways and sidewalks within the confines of their yards. This is necessary as once the streets are plowed by the HOA, that the accumulation from someone's driveway will not pose a safety issue for vehicles (as in ice or mound buildups). Use your common sense ~ we appreciate everyone's cooperation.

Complaints:

Please be advised it is the policy of our management company, Terra West Management Services, that all violation complaints are to be submitted in writing by the party observing and reporting the complaint. Phone calls reporting issues will not be addressed with regards to violation complaints. You may mail, email, or fax your written complaint to our Community Manager, Holly Bullock at 775-853-9771 (fax) or by email to hbullock@terrawest.com.

Thank you for your attention to these issues.

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Jeffrey D. Houston

From: Alicia Ortega [aortega@terrawest.com]
Sent: Friday, January 16, 2015 4:52 PM
To: Fairways at Fieldcreek Ranch
Subject: Board Meeting Agenda
Attachments: 1-22-15 Board Mtg Agenda 1-8-15 Rev 1-16-15.pdf

Good Evening,

Attached is a Revised copy of the Board Meeting Agenda for the Fairways at Fieldcreek Ranch. Please contact Terra West at the number below if you have any questions.

Thank you,

Alicia Ortega
Community Administrative Assistant
Terra West Management Services
10651 Professional Circle, Suite A | Reno, NV 89521
775-853-9777 **office** | 775-853-9771 **fax**
www.terrawest.com | aortega@terrawest.com



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Jeffrey D. Houston

From: Holly Bullock [hbullock@terrawest.com]
Sent: Thursday, January 08, 2015 4:34 PM
Subject: Fairways at Fieldcreek Ranch Meeting Agenda
Attachments: 1-22-15 Board Mtg Agenda 1-8-15.pdf

Good Evening,

Attached is the Agenda for the upcoming Board of Directors Meeting for the Fairways at Fieldcreek Ranch HOA on January 22, 2015. Please contact Terra West at the number below if you have any questions.

Thank you,

Holly Bullock
Supervising Community Manager
Terra West Management Services
10651 Professional Circle, Suite A | Reno, NV 89521
775-853-9777 **office** | 775-853-9771 **fax**
www.terrawest.com | hbullock@terrawest.com



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