

The Fairways @ Fieldcreek Ranch
Property Owners Association
BUDGET RATIFICATION MEETING

TUESDAY, OCTOBER 25, 2005 @ 5:30 P.M.

PREMIER PROPERTIES

5250 NEIL ROAD, SUITE 100

RENO, NV 89502

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

AGENDA



1. Call Meeting to Order and Roll Call – President Rinaldo Bullentini

2. Ratification of the Board Approved 2005 Budget – Jim Manly Treasurer - **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 5:50 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 September 15, 2005 Meeting Minutes – **Action Item**

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

5. Old Business – **Action Items**

- Update on street repairs

6. New Business

- Renewal of Premier Properties Management Contract--**Action Item**

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.)

***FAIRWAYS AT FIELDCREEK
HOMEOWNERS ASSOCIATION***

ANNUAL MEETING

6:15 PM

TUESDAY, OCTOBER 25, 2005

**PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 100
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 – Premier Properties
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 2004 ANNUAL MEETING MINUTES – **Action Item**
8. FIELDCREEK DISASSOCIATION UPDATE / DISCUSSION
9. OPENING AND TABULATION OF SEALED BALLOTS FOR THE ELECTION OF FOUR
TO THE BOARD OF DIRECTORS
10. SCHEDULE FIRST QUARTER BOARD MEETING
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 FIELDCREEK
HOMEOWNERS ASSOCIATION
2005 ANNUAL MEETING PROXY
TUESDAY OCTOBER 25, 2005 AT PREMIER PROPERTIES

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 2004 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*

2005 ANNUAL MEETING

SECRET BALLOT

TERM OF OFFICE IS FOR ONE YEAR

CANDIDATE:

VOTE FOR FOUR

ROBERT DEVIN

Chairman of the Guardians of Freedom Memorial Post Office fund 2005
Member at large Veterans Guest House Reno 2000 – 2005
Northern Nevada Children's Dental golf tourney chairman 2002
Reno, Sparks Leadership class 2001 (Reno Sparks Chamber of Commerce
St Mary's TAKE CARE A VAN volunteer 1997 – 2000
Vice President Reno Military Officers Association 1998 – 2000
Delegate Nevada Dental Association 1996 – 1998
U.S. Navy Active Duty from Oct. 1974 – Nov. 1998
Goals: To Streamline the goals & objectives of the Association.

RINALDO BULLENTINI

Served on High School advisory board for 4 years.
Resident of Reno for 26 years
Served on the Board of Directors as President for 2004 / 2005.

RITA EISSMANN

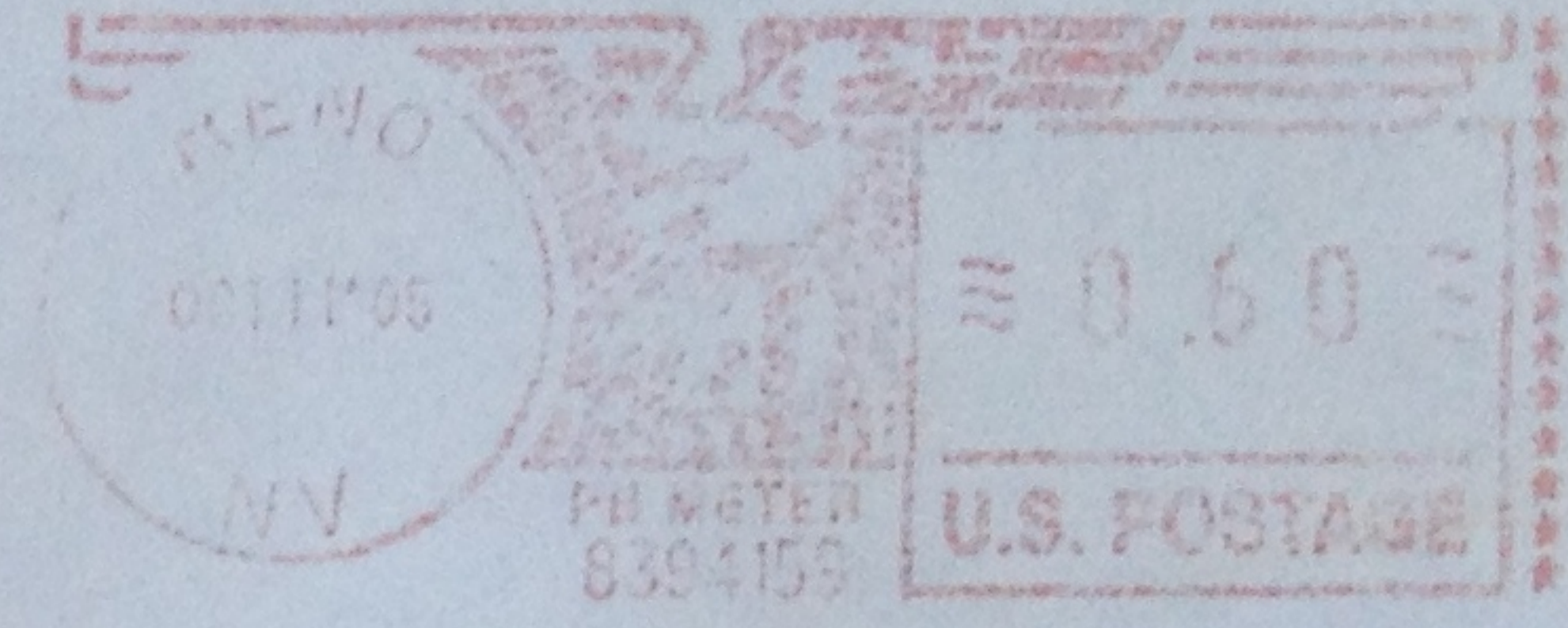
I would like to continue working on the disassociation from Fieldcreek Ranch.

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.

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

FAIRWAYS AT FIELD CREEK
HOMEOWNERS ASSOCIATION
C/O PREMIER PROPERTIES
5250 NEIL ROAD, SUITE 100
RENO, NV 89502



OCT 12 2005

Premier Properties
5250 Neil Rd Suite 100
Reno, NV 89502

