



The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

www.fairwaysatfieldcreek.com

Professionally Managed by:

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

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

**Board of Directors Business Meeting
October 22, 2025 at 6:00 pm
Annual Members immediately Following Board Meeting
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 23, 2025
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
D. Website Committee
6. **UNFINISHED BUSINESS** Discussion/Action
A. Report of Action Taken Between Meetings by the Board
 - Manhole Risers
 - Architectural Committee Distributed Generation System rules to be amended to the Architectural Rules
B. Discussion Regarding CDs & Rollovers
C. Update on Detention Pond Access & Silt Removal
D. Update on Drainage Ditch Projects
E. Update on Storage Pad Construction and Access
F. Update on Road Crack Fill
G. Update on Wattle Deployment for Storm Drains
7. **NEW BUSINESS** Discussion/Action
A. Discussion & Approval of 2025 Proposal for Taxes/Audit
B. Discussion & Approval of 2026 Draft Budget
C. Discussion & Approval of 2026 Full Reserve Study
D. Discussion & Approval 2025 Asphalt Maintenance
F. Discussion & Approval of ARC Members Resignation
G. Discussion & Approval to Appoint New ARC Member
H. Discussion & Approval of 2026 Schedule of Board of Directors Meetings
I. Discussion & Approval of Snow Removal Contract
J. Discussion & Approval of Insurance Renewal
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 22, 2025 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 2 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 2025 thru 2027,

- Norm Kelly
- Gretchen Swope

5. Approval of the 2024 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 8, 2024 Immediately Following Board Meeting
Raley's Conference Room
18144 Wedge Parkway
Reno, NV 89511

Board Members Present

Norm Kelly – President
Gretchen Swope– Vice President
Vincent Craig – Secretary
Michael Fackelmann – Treasurer
Jeffrey Houston – Director

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 7:37 pm by Jeannie Redinger, Community Manager

II. Homeowners Forum

None

III. Elections Results

As previously notified, secret ballot elections would not be held if three 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, 2024, thru October, 2026:

- Vincent Craig
- Michael Fackelmann
- Jeff Houston

IV. Approval of 2023 Annual Meeting Minutes

Motion was made by Gretchen Swope and seconded by Jeff Houston 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 seconded by Michael Fackelmann to adjourn the meeting at 7:39pm. Motion carried unanimously.

Respectfully submitted by:

Approved by:

Jeannie Redinger, Community Manager
Kenyon & Associates

Vince Craig, Board Secretary

From: Melissa Turner donotreply@appfolio.com

Subject: Fairways at Fieldcreek Meeting Agenda & Annual Membership Packet

Date: October 2, 2025 at 3:46:23 PM

To: jhouston@churchillradiology.com

Good Afternoon

Please see attached meeting agenda and Annual Membership packet for October 22, 2025

Thank you,

Melissa Turner

Administrative Assistant

Kenyon and Associates

645 Sierra Rose Drive Suite 104

Reno, NV 89511



Board of Dir....22.2025.pdf

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775-674-8000