



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

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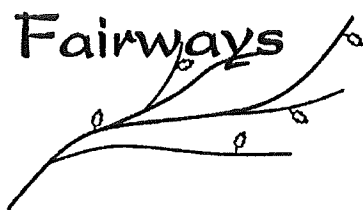
Board of Directors Business Meeting
April 23, 2025 at 6:00 pm
Executive Session Immediately Following Members Meeting
Raley's Conference Room at 18144 Wedge Parkway, Reno, NV 89511

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. January 22, 2025
 - B. March 24, 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
 - ✓ Management Contract Opening of Sealed Bids
 - B. Discussion Regarding CDs & Rollovers
 - C. Review Status of Any Pending Legal Action-Case No. 25-042 & Case No 25-153
7. **NEW BUSINESS** Discussion/Action
 - A. Discussion & Approval of Management Contract
 - B. Discussion & Approval of the Asphalt Consultant and Study
 - C. Discussion & Approval of Needed Repairs to Drainage Ditch Between Lots 17 & 19
 - D. Discussion & Approval of Detention Pond Access & Silt Removal
 - E. Discussion & Approval of Gate Maintenance Contract for 2025
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.



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**ARCHITECTURAL COMMITTEE
WEED ABATEMENT POLICY**
Amended June 29, 2015

Due to the two devastating fires that recently spread near our neighborhood, the Association has enacted a policy on weed abatement to reduce the threat of fires involving our community.

The Architectural Committee and the Board of Directors adopts the recommendations of the Living with Fire program for Fire Adapted Communities applicable to vacant lots and those un-landscaped portions of existing lots:

- Remove all brush and vegetation (grasses and weeds) within 10 feet of all property lines.
- Remove all dead and dying vegetation.
- Remove other sagebrush and bushes as needed to create a separation between them of two times the height of surrounding bushes. For example, if the bush or sagebrush is 3 feet tall, the surrounding brush needs to be at least 6 feet from it. This standard is used to reduce the fuel loading, thereby reducing the BTUs that cause fire spread.
- All weed abatement work is to be completed annually by June 1st. Reminder Notices will be issued to vacant lot owners in the spring.

Please see the *Fire Adapted Communities – The Next Step in Wildfire Preparedness (Washoe County Version)* document for further details: [Fire Adapted Communities: The Next Step in Wildfire Preparedness \(livingwithfire.com\)](http://livingwithfire.com)

We will advise lot owners each year when to begin removing weeds and grasses. This process needs to happen after the grasses and weeds fully bloom or they will return and need to be cut a second time.

Thank you for helping us to create a fire-safe community!

This policy was duly adopted by the action of the Architectural Committee on November 20, 2012 and the Board of Directors on December 10, 2012. It was amended at the Board of Directors meeting on June 29, 2015. It shall be effective as of August 1, 2015 and replaces all previous versions.

Attested by: Mike Vonada, President

Community Manager:

Kenyon & Associates
645 Sierra Rose Dr, Suite 104
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From: Melissa Turner donotreply@appfolio.com

Subject: Fairways at Fieldcreek Meeting Agenda & Weed Abatement

Date: April 11, 2025 at 11:31:14 AM

To: jhouston@churchillradiology.com

Good Morning

Please see attached agenda for April 23, 2025 and Weed Abatement Policy

Thank you,

Melissa Turner

Administrative Assistant

Kenyon and Associates

645 Sierra Rose Drive Suite 104

Reno, NV 89511



Meeting Age...atement .pdf

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775-674-8000