

**FAIRWAYS AT FIELDCREEK HOMEOWNERS ASSOCIATION**  
**Annual Membership Meeting & Election Minutes - November 18, 2015**  
**Terra West Management Services**  
**10651 Professional Circle, Suite A**  
**Reno, NV 89521**

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**Board Members Present:**

Mike Vonada - President	Lisa Martin - Treasurer
Gary Fornfeist - Vice President	Jim Beach - Director

**Board Members Absent:**

Kathy Braband - Secretary

**Others Present:**

Holly Bullock, CAM Terra West Management Services, Supervising Community Manager

**Owners Present:**

There were six homeowners in attendance. Sign in sheet on file.

*In accordance with NRS116 requirements the meeting is being recorded.*

*Note: Before and after this meeting the Board met in Executive Session to review delinquencies, violations & legal issues.*

**I. Establishment of Quorum and Call to Order:**

A quorum was established with four Board Members and six owners in attendance. The meeting was called to order at 6:17 pm by Board President Mike Vonada.

**II. Homeowners' Forum:**

No comments were made at this time.

**III. Appointment of Inspectors of Electors:**

Jeanne Fornfeist; Jessica Martin and Monte Meredith volunteered to serve as the Inspectors. The Inspectors were going open all election envelopes; count the ballots and report on the results.

Jeanne Fornfeist announced the tally: Jim Beach 13 votes; Mike Billow with 21 votes; Alex Bullentini with 11 votes. Mike Vonada thanked the volunteers for their time to open; count and report on the results.

**VI. Approval of Meeting Minutes:**

**November 10, 2014 Board Minutes –Motion was made by L. Martin to approve the November 10, 2014 Annual Meeting Minutes as submitted. G. Fornfeist seconded to approve the minutes as submitted. Motion carried unanimously.**

**V. State of the Association Report:**

Mike Vonada reported there were several construction projects in the community in 2015. He noted the Association is in good financial shape; the Reserves are in good standing; there isn't an increase in assessments for 2016 and the HOA's assessments rates are one of the lowest in the area.

Mike noted that there was a new Board member on the Board this year (Jim Beach) and with his help the Association Board is working well. Mike noted a new board member will be coming on and will be at the next meeting.

Mike took a moment to thank the members of the Architectural Review Committee for all their work and efforts.

Mike noted a special thanks to Jeff Houston for all the work he does in the community and that his service is invaluable! He noted the work Jeff performs has saved the Association monies over the years and for that he should be honored.

**VI. Financial Report:**

Lisa noted the Financials were on the sign in desk for owners to review. She noted the Association is in good financial shape.

**VII. 2016 Budget Ratification:**

Mike Vonada noted that a majority of the owners were not present; therefore the Budget was ratified. The Budget remains at \$1300.00 annual (\$325.00 per quarter).

**VIII. Election Announcement of the Board of Directors:**

Mike Vonada noted the announcement was made regarding the election.

**IX. Homeowners' Forum:**

No comments were made at this time.

**X. Adjournment**

With no further business to be discussed, L. Martin moved to adjourn, seconded by G. Fornfeist. The meeting was adjourned at 6:29 p.m. to the Organizational Meeting.

Respectfully submitted by:

Approved by:

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Holly Bullock, Community Manager  
Terra West Management Services

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Fairways at Fieldcreek HOA  
Board Member