

**THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting ~ Regular Session**  
**Tuesday, June 21, 2016 ~ 5:30 p.m.**  
**Location: Terra West Management Conference Room**  
**10651 Professional Circle - Unit A, Reno, NV 89521**

**Board Members**

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

**Guests Attending**

Gayle Kern, Kern & Associates

**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. Board and Architectural Committee Discussion with Gayle Kern, Attorney**
  - A. Architectural Discussion regarding Architectural processes and Committee Review
  - B. CC&R discussion regarding Architectural Process; Committee and Board input on processing applications.
  - C. Discussion on Board interpretation of the CC&R's regarding compliance matters.
- IV. 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)
- V. Next Meeting – July 11, 2016 – 5:30 p.m. at Terra West Management Services.**
- VI. Adjournment**

***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](http://www.terrawest.com)** or via email from [fairwaysatfieldcreekranch@terrawest.com](mailto:fairwaysatfieldcreekranch@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.