



At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

November 8, 2019

Dear Homeowner:

To comply with Nevada Revised Statutes, (NRS) 116.31151 enclosed please find a copy of the Adopted 2020 Fairways at Fieldcreek Ranch Operating and Reserve Budgets, which was adopted on Tuesday, October 22, 2019. **The enclosed budget shows the monthly assessment fees to remain the same at \$325.00 a quarter for the 2020 year. There will be a dues holiday for the first quarter of the year, therefore, the first payment will be due on April 1st, 2020. Payment Booklets will be sent out around the third week of December.**

Also, to comply with NRS 116.31151 please find the following:

- For the year 2020, there are no anticipated special assessments.
- A Reserve Study Update was performed by **Better Reserve Consultants (NV Permit #RSS.0000025)** in January 2016. This company meets the qualifications set by the Nevada Real Estate Division and a copy of the reserve study can be requested in writing at a cost of \$12.00 plus postage.
- **It is estimated that \$6,000.00 will be transferred from the operating account into the reserve account for capital components. Reserve Study Summary is included.**
- A copy of the current collection policy is also included for your review and records.

Should you have questions or concerns regarding the contents of this mailing, please contact Quita deLeon at 775-674-8000 x 204.

Respectfully,

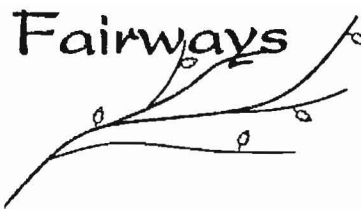
Quita deLeon

Community Association Manager

Fairways at Fieldcreek Ranch Homeowners Association

C/O Kenyon & Associates, Inc.
645 Sierra Rose Drive, Suite 104
Reno, NV 89511

Phone: 775-674-8000 Fax: 775-674-8010



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

ANNUAL AND BUDGET RATIFICATION MEETING

November 26, 2019 at 6:00PM

To be held at:

Wolf Run Golf Course at 1400 Wolf Run Road, Board of Directors meeting to begin immediately after annual/budget ratification meeting.

1. CALL TO ORDER / ROLL CALL Action
2. MEMBERSHIP OPEN FORUM Discussion
This portion of the meeting is dedicated to membership input items specifically on the Agenda. No action may be taken on items brought at this time unless it is an emergency. If the Board determines that an item should be placed on the next meeting agenda, they may do so.
3. PRESIDENT'S REPORT Report/Action
4. TREASURER'S REPORT Report/Action
5. CALL FOR QUORUM Action
6. 2020 BUDGET RATIFICATION Discussion/Action
NRS 116.31152 "...Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the unit's owners ratify a subsequent budget proposed by the executive board."
7. RESULTS OF UNCONTESTED ELECTION Action
8. MEMBERSHIP OPEN FORUM Discussion
This is the portion of the meeting that is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION. No action can be taken on any items brought at this time, however if the Board determines new items should be placed on the agenda, they may do so.
9. ADJOURNMENT Action

THE BOARD OF DIRECTORS WISHES EVERYONE IN THE
FAIRWAYS AT FIELDCREEK RANCH COMMUNITY A SAFE AND HAPPY HOLIDAY SEASON!

2020 Adopted Budget

Dues Holiday - No fees paid in 1st quarter (January, February, March)

Portfolios: The Fairways at Fieldcreek Ranch Homeowners Association, Inc.

| Account Number | Account Name | Annual Budget |
|----------------|---|-------------------|
| | <i>2019 surplus</i> | 42,500.00 |
| 4000 | INCOME | |
| 4001 | Assessment Fees (1st quarter payment holiday) | 63,375.00 |
| 4002 | - Allotment to Reserves | -6,000.00 |
| | Total INCOME | 99,875.00 |
| 4400 | OTHER INCOME | |
| 4440 | Violations & Fines | 0.00 |
| 4460 | Late Fee | 0.00 |
| 4480 | Collection Costs Reimbursable | 200.00 |
| 4490 | ARC Review Fees | 0.00 |
| 4605 | Move In - Transfer Fee | 0.00 |
| | Total OTHER INCOME | 200.00 |
| | Total Operating Income | 100,075.00 |
| | Expense | |
| 6000 | ADMINISTRATIVE | |
| 6001 | Management fees | 13,740.00 |
| 6004 | Ombudsman/Sec of State Fees | 350.00 |
| 6005 | Office Supplies/Postage/Copies | 100.00 |
| 6007 | Website Expense | 200.00 |
| 6008 | Storage Fees | 480.00 |
| 6009 | Collection Costs Expense | 200.00 |
| 6010 | ARC Committee Expense | 50.00 |
| 6021 | Meeting Costs | 500.00 |
| 6022 | Board Education/Membership fees | 500.00 |
| | Total ADMINISTRATIVE | 16,120.00 |
| 6070 | MAINTENANCE | |
| 6081 | Gate Maintenance | 3,000.00 |
| 6090 | Drainage Ditch Maintenance | 6,000.00 |
| 6092 | Street Cleaning | 850.00 |
| 6104 | General Maintenance/Repair | 750.00 |
| 6107 | Storm Drain R&M | 4,000.00 |
| | Total MAINTENANCE | 14,600.00 |
| 6140 | OTHER MAINTENANCE/SERVICES | |
| 6152 | Snow Removal | 4,000.00 |
| | Total OTHER MAINTENANCE/SERVICES | 4,000.00 |
| 6200 | UTILITIES | |
| 6201 | NVEnergy - Gas & Electric | 700.00 |
| 6202 | TMWA - water | 1,000.00 |
| 6206 | Telephone | 2,100.00 |
| 6209 | Trash Removal | 1,200.00 |
| | Total UTILITIES | 5,000.00 |

| | | |
|-------------|---|-------------------|
| 6900 | LANDSCAPING/COMMON AREA | |
| 6910 | Landscape Service Contract | 2,520.00 |
| 6920 | Landscape Repairs/Maintenance | 3,000.00 |
| 6935 | Weed Abatement | 1,200.00 |
| 6936 | Seasonal Gate Enhancement | 2,000.00 |
| 6965 | Backflow Testing/Repair/Replacement | 200.00 |
| | Total LANDSCAPING/COMMON AREA | 8,920.00 |
| 7100 | LEGAL AND OTHER PROFESSIONAL FEES | |
| 7101 | Legal | 5,000.00 |
| 7102 | Accounting/CPA | 2,300.00 |
| | Total LEGAL AND OTHER PROFESSIONAL FEES | 7,300.00 |
| 7400 | OTHER EXPENSES | |
| 7450 | Contingency | 39,865.00 |
| | Total OTHER EXPENSES | 39,865.00 |
| 7600 | INSURANCE | |
| 7610 | Insurance Expense | 4,270.00 |
| | Total INSURANCE | 4,270.00 |
| | Total Operating Expense | 100,075.00 |
| | Total Operating Income | 100,075.00 |
| | Total Operating Expense | -100,075.00 |
| | NOI - Net Operating Income | 0.00 |
| | | |
| 4800 | RESERVE INCOME | |
| 4810 | Reserve Deposit | 6,000.00 |
| 4825 | Reserve Change in Value | 904.00 |
| 4820 | Reserve Interest | 370.00 |
| | Total Reserve Income | 7,274.00 |
| | | |
| | Other Expense | |
| 8000 | RESERVE EXPENSES | |
| 8001 | Reserve - Reserve Study | 472.78 |
| 8270 | Reserve - Signage, Pillars wrought Iron painting reno | 2,101.25 |
| 8020 | Reserve - Asphalt | 3,677.19 |
| 8030 | Reserve - Concrete | 1,575.94 |
| | Total RESERVE EXPENSES | 7,827.16 |
| | Total Reserve Income | 7,274.00 |
| | Total Reserve Expense | -7,827.16 |
| | Net Reserve Income | -553.16 |

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company.

Reserve Study Start Date: 01/01/2016

Reserve Bank Balance as of Fiscal Year Start Date: \$384,887.82

Recommended Annual Contribution to the Reserve Account: \$3,439.58

Estimated Expenditures: \$45,832.60

Projected Reserve Bank Balance at the End of the Fiscal Year: \$343,033.80

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

| Component | Today's Cost | Estimated Remaining Useful Life | Estimated Life When New |
|--|-------------------|--|----------------------------------|
| <u>Common Area</u> | | | |
| Common Area - Drainage System and Catch Basin Silt Removal and Renovation | 5,000.00 | 0 | 5 |
| Common Area - Major Landscaping and Irrigation | 2,000.00 | 4 | 5 |
| <u>Entrance Area</u> | | | |
| Entrance Area - Component: Wrought Iron, Signage and Pillars Painting and Renovation | 2,000.00 | 4 | 5 |
| Entrance Area - Concrete -Stamped Replacement | 18,000.00 | 30 | 40 |
| Entrance Area - Gate Motors and Operators (One Motor Replaced in 2014) | 16,000.00 | 5 | 7 |
| Entrance Area - Gate Replacement (Done 2011) | 16,000.00 | 25 | 30 |
| Entrance Area - In Ground Loops | 6,000.00 | 5 | 7 |
| Entrance Area - Key Pad Entry System | 4,500.00 | 4 | 5 |
| Entrance Area - Security Camera System | 2,500.00 | 4 | 5 |
| Entrance Area - Security Click to Enter System | 2,500.00 | 4 | 5 |
| <u>Reserve Study</u> | | | |
| Reserve Study - Annual Update | 450.00 | 1 | 1 |
| Reserve Study - Full Reserve Study | 850.00 | 4 | 5 |
| <u>Roads and Parking</u> | | | |
| Roads and Parking - Component: Fire Road Overlay | 15,582.00 | 20 | 30 |
| Roads and Parking - Component: Fire Road Small Gates Replacement | 3,000.00 | 20 | 30 |
| Roads and Parking - Component: Fire Road- Surface Maintenance Treatment HA5 | 2,226.00 | 0 | 7 |
| Roads and Parking - Concrete Curb Gutter Replacement Contingency | 1,500.00 | 2 | 3 |
| Roads and Parking - Crack Seal | 3,500.00 | 0 | 2 |
| Roads and Parking - Cut and Patch and Major Repairs | 10,000.00 | 4 | 5 |
| Roads and Parking - Overlay | 245,746.20 | 20 | 30 |
| Roads and Parking - Signage 2 Speed Signs (Installed 2014) | 5,200.00 | 13 | 15 |
| Roads and Parking - Surface Maintenance Treatment HA5 | 35,106.60 | 0 | 7 |
| Total: | 397,660.80 | | |

Projected Expenses By Year - Decade 1 of 3**Common Area**

| Component | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---|-----------------|-------------|-------------|-------------|-----------------|-----------------|-------------|-------------|-------------|-----------------|
| Common Area - Drainage System and Catch Basin Silt Removal and Renovation | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,657.04 | 0.00 | 0.00 | 0.00 | 0.00 |
| Common Area - Major Landscaping and Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 2,207.63 | 0.00 | 0.00 | 0.00 | 0.00 | 2,497.73 |
| Subtotal | 5,000.00 | 0.00 | 0.00 | 0.00 | 2,207.63 | 5,657.04 | 0.00 | 0.00 | 0.00 | 2,497.73 |

Entrance Area

| Component | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|--|---------|---------|---------|---------|----------|-----------|---------|---------|---------|----------|
| Entrance Area - Component: Wrought Iron, Signage and Pillars Painting and Renovation | 0.00 | 0.00 | 0.00 | 0.00 | 2,207.63 | 0.00 | 0.00 | 0.00 | 0.00 | 2,497.73 |
| Entrance Area - Concrete -Stamped Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Entrance Area - Gate Motors and Operators (One Motor Replaced in 2014) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,102.53 | 0.00 | 0.00 | 0.00 | 0.00 |

Projected Expenses By Year - Decade 1 of 3

| | | | | | | | | | | |
|--|-------------|-------------|-------------|-------------|------------------|------------------|-------------|-------------|-------------|------------------|
| Entrance Area - Gate Replacement (Done 2011) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Entrance Area - In Ground Loops | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,788.45 | 0.00 | 0.00 | 0.00 | 0.00 |
| Entrance Area - Key Pad Entry System | 0.00 | 0.00 | 0.00 | 0.00 | 4,967.16 | 0.00 | 0.00 | 0.00 | 0.00 | 5,619.88 |
| Entrance Area - Security Camera System | 0.00 | 0.00 | 0.00 | 0.00 | 2,759.53 | 0.00 | 0.00 | 0.00 | 0.00 | 3,122.16 |
| Entrance Area - Security Click to Enter System | 0.00 | 0.00 | 0.00 | 0.00 | 2,759.53 | 0.00 | 0.00 | 0.00 | 0.00 | 3,122.16 |
| Subtotal | 0.00 | 0.00 | 0.00 | 0.00 | 12,693.85 | 24,890.98 | 0.00 | 0.00 | 0.00 | 14,361.93 |

Reserve Study

| Component | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|------------------------------------|-------------|---------------|---------------|---------------|-----------------|---------------|---------------|---------------|---------------|-----------------|
| Reserve Study - Annual Update | 0.00 | 461.25 | 472.78 | 484.60 | 496.72 | 509.13 | 521.86 | 534.91 | 548.28 | 561.99 |
| Reserve Study - Full Reserve Study | 0.00 | 0.00 | 0.00 | 0.00 | 938.24 | 0.00 | 0.00 | 0.00 | 0.00 | 1,061.53 |
| Subtotal | 0.00 | 461.25 | 472.78 | 484.60 | 1,434.96 | 509.13 | 521.86 | 534.91 | 548.28 | 1,623.52 |

Projected Expenses By Year - Decade 1 of 3

Roads and Parking

| Component | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---------------------|------------------|-------------|-----------------|-------------|------------------|-----------------|-----------------|------------------|-----------------|------------------|
| Roads and Parking - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Component: Fire | | | | | | | | | | |
| Road Overlay | | | | | | | | | | |
| Roads and Parking - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Component: Fire | | | | | | | | | | |
| Road Small Gates | | | | | | | | | | |
| Replacement | | | | | | | | | | |
| Roads and Parking - | 2,226.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,646.01 | 0.00 | 0.00 |
| Component: Fire | | | | | | | | | | |
| Road- Surface | | | | | | | | | | |
| Maintenance | | | | | | | | | | |
| Treatment HA5 | | | | | | | | | | |
| Roads and Parking - | 0.00 | 0.00 | 1,575.94 | 0.00 | 0.00 | 1,697.11 | 0.00 | 0.00 | 1,827.60 | 0.00 |
| Concrete Curb | | | | | | | | | | |
| Gutter Replacement | | | | | | | | | | |
| Contingency | | | | | | | | | | |
| Roads and Parking - | 3,500.00 | 0.00 | 3,677.19 | 0.00 | 3,863.35 | 0.00 | 4,058.93 | 0.00 | 4,264.41 | 0.00 |
| Crack Seal | | | | | | | | | | |
| Roads and Parking - | 0.00 | 0.00 | 0.00 | 0.00 | 11,038.13 | 0.00 | 0.00 | 0.00 | 0.00 | 12,488.63 |
| Cut and Patch and | | | | | | | | | | |
| Major Repairs | | | | | | | | | | |
| Roads and Parking - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Overlay | | | | | | | | | | |
| Roads and Parking - | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Signage 2 Speed | | | | | | | | | | |
| Signs (Installed | | | | | | | | | | |
| 2014) | | | | | | | | | | |
| Roads and Parking - | 35,106.60 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 41,730.72 | 0.00 | 0.00 |
| Surface | | | | | | | | | | |
| Maintenance | | | | | | | | | | |
| Treatment HA5 | | | | | | | | | | |
| Subtotal | 40,832.60 | 0.00 | 5,253.13 | 0.00 | 14,901.48 | 1,697.11 | 4,058.93 | 44,376.73 | 6,092.01 | 12,488.63 |

Projected Expenses By Year - Decade 1 of 3

| | | | | | | | | | | |
|-------|-----------|--------|----------|--------|-----------|-----------|----------|-----------|----------|-----------|
| Total | 45,832.60 | 461.25 | 5,725.91 | 484.60 | 31,237.92 | 32,754.26 | 4,580.79 | 44,911.64 | 6,640.29 | 30,971.81 |
|-------|-----------|--------|----------|--------|-----------|-----------|----------|-----------|----------|-----------|

Projected Expenses By Year - Decade 2 of 3

Common Area

| Component | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|---|-----------------|-------------|-------------|-------------|-----------------|-----------------|-------------|-------------|-------------|-----------------|
| Common Area - Drainage System and Catch Basin Silt Removal and Renovation | 6,400.42 | 0.00 | 0.00 | 0.00 | 0.00 | 7,241.49 | 0.00 | 0.00 | 0.00 | 0.00 |
| Common Area - Major Landscaping and Irrigation | 0.00 | 0.00 | 0.00 | 0.00 | 2,825.95 | 0.00 | 0.00 | 0.00 | 0.00 | 3,197.30 |
| Subtotal | 6,400.42 | 0.00 | 0.00 | 0.00 | 2,825.95 | 7,241.49 | 0.00 | 0.00 | 0.00 | 3,197.30 |

Entrance Area

| Component | 2026-27 | 2027-28 | 2028-29 | 2029-30 | 2030-31 | 2031-32 | 2032-33 | 2033-34 | 2034-35 | 2035-36 |
|--|---------|---------|-----------|---------|----------|---------|---------|---------|---------|-----------|
| Entrance Area - Component: Wrought Iron, Signage and Pillars Painting and Renovation | 0.00 | 0.00 | 0.00 | 0.00 | 2,825.95 | 0.00 | 0.00 | 0.00 | 0.00 | 3,197.30 |
| Entrance Area - Concrete -Stamped Replacement | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Entrance Area - Gate Motors and Operators (One Motor Replaced in 2014) | 0.00 | 0.00 | 21,518.22 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,578.40 |



At Fieldcreek Ranch Homeowners Association

Notice of Uncontested Election

The Fairways at Fieldcreek Ranch Homeowners Association has two (2) positions available for two-year terms on the Board of Directors. There are only two (2) homeowners volunteering to run for the Board at this time.

Therefore; this election is uncontested, and the following nominees shall be deemed to be duly elected members of the executive board by acclamation:

Norman Kelly

Gretchen Swope

*As per NRS116.31034: The executive board may determine that if, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then the association will cause notice to be given to each unit's owner informing each unit's owner that the association will not prepare or mail any ballots to units' owners pursuant to this section and the nominated candidates shall be deemed to be duly elected to the executive board.

Sincerely,

Quita de Leon C.A.M.

Kenyon & Associates, Inc.

On behalf of the Fairways at Fieldcreek Board of Directors

Professionally Managed by:

KENYON & ASSOCIATES, INC.

645 Sierra Rose Drive #104,
Reno, NV 89511

Phone: 775-674-8000

Fax: 775-674-8010



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

BOARD OF DIRECTORS – CANDIDACY BIOGRAPHY STATEMENT
(To be completed by applicant only)

Dear Owner:

The Board currently has two (2) available positions on the Board. There are two (2) two (2)-year positions. **If you are interested in serving on the Board, please complete this form and return by October 15, 2019.** Please note that if only two (2) applications are received by this date, this election will be deemed uncontested and the two (2) applicants will be duly elected to the Board.

DATE: 10/15/2019 NAME: Gretchen E. Swope
ADDRESS: 12945 Silver Wolf Rd. Reno NV 89511
(STREET) (CITY) (STATE) (ZIP)

ARE YOU A UNIT OWNER? ☒ YES ☐ NO

NOTE: NRS 116.31034(1) STATES: EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION 5 OF NRS 116.212, NOT LATER THAN THE TERMINATION OF ANY PERIOD OF DECLARANT'S CONTROL, THE UNITS' OWNERS SHALL ELECT A BOARD OF AT LEAST THREE MEMBERS, AT LEAST A MAJORITY OF WHO MUST BE UNITS' OWNERS.

PER NRS 116-31034.5 (A) AND (B), PLEASE COMPLETE THE FOLLOWING INFORMATION REGARDING YOUR CANDIDACY.

5. EACH PERSON WHOSE NAME IS PLACED ON THE BALLOT AS A CANDIDATE FOR A MEMBER OF THE EXECUTIVE BOARD MUST:

(A) MAKE A GOOD FAITH EFFORT TO DISCLOSE ANY FINANCIAL, BUSINESS, PROFESSIONAL OR PERSONAL RELATIONSHIP OR INTEREST THAT WOULD RESULT OR WOULD APPEAR TO A REASONABLE PERSON TO RESULT IN POTENTIAL CONFLICT OF INTEREST FOR THE CANDIDATE IF THE CANDIDATE WERE TO BE ELECTED TO SERVE AS A MEMBER OF THE EXECUTIVE BOARD; AND

PLEASE USE THE FOLLOWING LINE TO RESPOND TO THE STATUTORY REQUIREMENTS CITED ABOVE. ATTACH ADDITION SHEETS, IF NECESSARY.

I have no conflicts of interest.

(B) DISCLOSE WHETHER THE CANDIDATE IS A MEMBER IN GOOD STANDING. FOR THE PURPOSES OF THIS PARAGRAPH, A CANDIDATE SHALL NOT BE DEEMED TO BE IN "GOOD STANDING" IF THE CANDIDATE HAS ANY UNPAID AND PAST DUE ASSESSMENTS OR CONSTRUCTION PENALTIES THAT ARE REQUIRED TO BE PAID TO THE ASSOCIATION

I AM A MEMBER IN GOOD STANDING AS DEFINED ON THE PREVIOUS PAGE. ☒ YES ☐ NO

IF NO, PLEASE EXPLAIN:

THE CANDIDATE MUST MAKE ALL DISCLOSURES REQUIRED PURSUANT TO THIS SUBSECTION IN WRITING TO THE ASSOCIATION WITH HIS CANDIDACY INFORMATION. THE ASSOCIATION SHALL DISTRIBUTE THE DISCLOSURES TO EACH MEMBER OF THE ASSOCIATION WITH THE BALLOT IN THE MANNER ESTABLISHED IN THE BYLAWS OF THE ASSOCIATION.

ANY ADDITIONAL INFORMATION PROVIDED BY THE CANDIDATE FOR THE EXECUTIVE BOARD IS VOLUNTARY AND IS NOT A REQUIREMENT UNDER NRS 116.31034

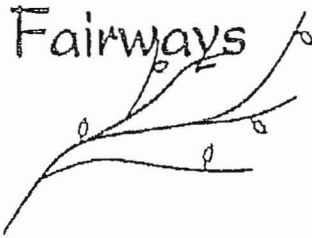
NOTE: NOTHING CITED IN THIS DISCLOSURE IS INTENDED TO BE USED TO PREVENT A POTENTIAL CANDIDATE FROM RUNNING FOR THE BOARD OF DIRECTORS.

Signature: _____



Date: 10-15-2019

This form must be returned to:
The Fairways at Fieldcreek Ranch
C/o Kenyon & Associates, Inc
645 Sierra Rose Dr., Suite 104
Reno, NV 89511



Fairways at Fieldcreek Ranch Homeowners
Association

CANDIDACY DISCLOSURE STATEMENT
(Please Print or Type)

Name NURIOJAN F. KELLY

Address 1205 SPRINGER COURT RENO NV 89511
(Street) (City) (State) (Zip)

Are you a unit owner?

..... ☒ Yes ☐ No
(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

NRS 116.31034 (8) (a) & (b) and NRS 116.31034 (9) (a) & (b) states the following:

8. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 or 5 must:
- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
 - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.
9. Except as otherwise provided in subsections 10 and 11, unless a person is appointed by the declarant:
- (a) A person may not be a candidate for or member of the executive board or an officer of the association if:
 - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
 - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
 - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
 - (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
 - (1) That master association; or
 - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (8) (a)

Attach additional sheets, if necessary:

I HAVE NO CONFLICTS OF INTEREST

I am a candidate in good standing pursuant to NRS 116.31034(8) (b):

..... ☒ Yes ☐ No

If no, please explain:

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

I am:

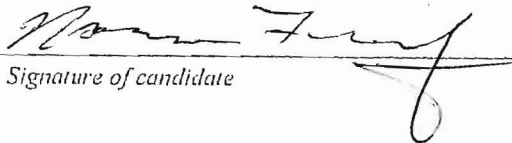
- ☐ Residing within the same unit as a board member or officer.
- ☐ Married to a board member or officer.
- ☐ Domestic partners with a board member or officer.
- degree of consanguinity
- ☒ None of the above

Related to a board member by:

- ☐ Blood
- ☐ Adoption
- ☐ Marriage within the third
- ☐ Affinity to another person
- ☒ None of the above

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.


Signature of candidate

9/19/19
Date



THE FAIRWAYS AT
FIELDCREEK RANCH HOA
645 SIERRA ROSE DR.
SUITE 104



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