



At Fieldcreek Ranch Homeowners Association  
[www.fairwaysatfieldcreek.com](http://www.fairwaysatfieldcreek.com)

September 29, 2015

Dear Homeowner(s);

Hello Everyone! Wow...time has flown by and we are once again planning the annual homeowner's meeting.

We previously sent a package which included Candidate Applications to allow everyone to volunteer to run for the Board. NRS 116.31034(5) provides that the Board will not mail out ballots if the number of the candidates running for election is equal to or less than the number of open seats on the Executive Board and no additional owners agree to run.

This year we have two candidates running for two positions. The Nomination period closed on September 28, 2015. Unless additional owners decide to run within 30 days of this notice and the additional owners running causes the total number of candidates to be greater than the open positions; the candidates currently submitted will be deemed duly elected at the Annual Meeting of the members scheduled to be held on November 9, 2015.

The members scheduled to be deemed duly elected are: Jim Beach and Mike Billow.

We hope you are enjoying your ownership here at The Fairways at Fieldcreek Ranch. The Board and Management work hard to keep it a fabulous community to own and live. We look forward to seeing you all at the Annual Meeting on November 9<sup>th</sup>.

Thank you and as always please let us know if you have any questions and or concerns regarding this mailer or the community in general.

Sincerely,

The Fairways at Fieldcreek Ranch

Board of Directors

**THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting ~ Regular Session**  
**October 12, 2015 ~ 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 ~ **Kathy Braband** – Secretary ~ **Lisa Martin** – Treasurer ~ **Jim Beach** - Director

**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. Approval of Meeting Minutes**

A. Review/Discussion/Motion for approval: June 29, 2015 and July 28, 2015 meetings

**IV. Review of Financial Reports**

A. Review/Discussion/Motion - Treasurer's Report for approval – June-September 2015 Financial Reports.

B. Review/Discussion/Motion – Operating – Reserve Account C.D. set to mature 12/17/15.

C. Review/Discussion/Motion on a proposal to approve the Association's Reserve Study for an onsite inspection.

D. Review/Discussion/Motion on the 2016 Operating and Reserve Budgets.

**V. Committee Reports**

A. Architectural Committee Report

1. New Submissions

2. Review/Discussion/Motion to appoint new Architectural Committee members.

**VI. Unfinished Business**

A. Update - Secondary Road Access (Springer Court)

B. Update - Retention Pond and Drain Cleaning. Approve proposal for weed abatement and cleanup.

C. Update – Landscape and Lighting Project at front entrance (trenching and lighting).

D. Update – Front gate entrance; entrance gate not fully opening.

E. Update – Street Maintenance – Approve proposal for street repair work for cracks.

**VII. New Business**

A. Review/Discuss/Approve Street Sweeping proposals.

B. Review/Discuss/Approve insurance policy proposals for 2015-2016. Bids to be opened at meeting.

C. Review/Discuss/Approve 2014 Audit prepared by Gene Clawson, CPA.

D. Review/Discuss/Approve cost to update the 2013 Collection Policy due to 2015 NRS116 changes.

***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 [fairwaysatfieldcreekrancho@terrawest.com](mailto:fairwaysatfieldcreekrancho@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.

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- E. Review/Discuss/Approve bid for adding additional cameras to the front entry gates.
- F. Review/Discuss/Approve bid for repairs/replacement of gate operators/mechanical systems for both gates or consideration for a proposal for new gate Maintenance Company to provide quarterly maintenance services.
- G. Review/Discuss/Approve cost to install "No Trespassing" signage at the gates.
- H. Review/Discuss/Approve cost to repaint the monument caps and gate posts.
- I. Review/Discuss the location of the HOA's water and electrical meters outside of the property common areas.
- J. Review/Discuss/Approve cost to install a security cage on the HOA's water valve.
- K. Review/Discuss status of Candidate Nominations Forms. As of September 25, 2015 – 2 candidate forms have been received.
- L. Review/Discuss any business to be discussed at the next Meeting to be placed on the next Agenda.

**VIII. 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)

**IX. Next Meeting – Annual Election & Board Meeting - November 9, 2015 – 5:30 p.m.**

**X. Adjournment**

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