



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

September 27, 2017

Dear Homeowners..

This packet is the Annual Membership Meeting material. Please find enclosed:

- Notice of 2017 Annual Membership Meeting
- 2017 Annual Membership Meeting Agenda
- 2016 Annual Membership Meeting Minutes
- Notice of Uncontested Election

We look forward to seeing you there!

Thank You,

Sierra Boothby

On Behalf of The Fairways at Fieldcreek Ranch 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



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**NOTICE OF THE ANNUAL MEETING OF THE MEMBERSHIP**  
**Wednesday October 18, 2017 at 6:00pm**

Dear Owners:

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Members of the Fairways at Fieldcreek Ranch Homeowners Association will be held on Wednesday, October 18, 2017 at 6:00pm.

The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

This is an uncontested election\*. There will be no ballots mailed out to the membership as only two homeowners volunteered to run for the two available positions on the Board of Directors.

We look forward to seeing you at the Annual Membership Meeting and appreciate your participation.

Sincerely,

Sierra Boothby  
On Behalf of the Fairways at Fieldcreek Ranch Board of Directors

\*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.

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**Annual Membership Meeting Agenda**

October 18, 2017

The Annual Membership Meeting starts @ 6:00PM

The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

**AGENDA**

- 1) **Call to Order:** by President Jack Angaran
- 2) **Roll Call to Establish a Quorum/ Proof of Notice** (20% of the Membership)
- 3) **Membership Open Forum**
- 4) **Approval of the 2016 Annual Minutes** (quorum not required for approval)
- 5) **Results of Uncontested Election**
- 6) **Board Selection of 2018 Meeting Dates**
- 7) **Adjournment**

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**Fairways at Fieldcreek Ranch  
Annual Membership Meeting Minutes  
November 16, 2016**

**Location: Terra West Management Services – 10651 Professional Circle Suite A, Reno NV 89521**

**Board Members Present**

Mike Vonada – President  
Lisa Martin – Treasurer  
Mike Billow – Director

Gary Fornfeist – Vice President  
Jim Beach – Secretary

**Others Present**

Amy Meline	Provisional Community Manager
Michelle Goodell	Director of Community Management
Gayle Kern	Attorney
Sixteen (16) Homeowners	See sign-in sheet

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**Call to Order**

The meeting was called to order by Mike Vonada at 5:30pm.

Two homeowners (Jeff Houston & Monte Meredith) were volunteered to open, tabulate and report the results of the ballots as the meeting continued.

**Approval of Meeting Minutes**

Copies of the minutes were provided to the membership via mail prior to the meeting and were also made available at the meeting. After discussion, Lisa Martin motioned to approve the Annual meeting minutes from November 18, 2015. The motioned was seconded by Jim Beach and was approved unanimously by the membership.

**Budget Ratification**

There was no opposition to the Budget for 2017 so it was passed and deemed ratified by the membership.

**Election**

Michelle Goodell read the results from the ballot count. The three available positions were filled by Jack Angaran, Tom Duncan and Gretchen Swope.

**Next scheduled meeting date**

After discussion, the current Board decided to table to decision to choose a date and leave it up to the incoming Board.

**Homeowner Comments**

Homeowner inquired about and ballots that were possibly voided. Michelle Goodell announced that two ballots were void due to one being improperly submitted and the other being from a homeowner that wasn't a current lot owner. She confirmed that if the votes were counted that they would not have changed the outcome of the election.

Mike Vonada read the totals of the votes: 31 votes in favor of Jack Angaran, 21 votes in favor of Tom Duncan, 20 votes in favor of Gretchen Swope, 11 votes in favor of Laura Miceli, 10 votes in favor of Lawrence Bandt, 10 votes in favor of Robert Devin and 9 votes in favor of Charles Held.





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**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:

Laura Miceli

S. Victoria Kahn

\*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.

If you have questions,  
please call Sierra Boothby at Kenyon & Associates, Inc. at 674-8000 x202.

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KENYON  
PRESIDENT

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19 SEP 2017 04



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