

Jeffrey D. Houston

From: Gary Kenyon [39bfba481767a3ba58b0@kenyonandassociates.mailer.appfolio.us]
Sent: Wednesday, October 03, 2018 7:12 PM
Subject: Annual Membership Meeting Agenda & October Board of Directors Agenda
Attachments: 2018 Annual Membership Meeting Notice.pdf; 10-17-18.pdf

Dear Homeowners,

Please see attached the 2018 Annual Membership Meeting Notice with the following enclosures (Annual Membership Meeting Agenda, 2017 Annual Membership Meeting Minutes, Notice of Uncontested Election).

Also please find attached the October 17, 2018 Board of Directors Meeting Agenda to be held directly following the Annual Membership Meeting.

Sincerely,
Gary Kenyon, Supr. CAM
Kenyon & Associates, Inc.
645 Sierra Rose Drive, Ste. 104
Reno, NV 89511
Phone (775) 674-8000



At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

October 3, 2018

Dear Homeowners,

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

- Notice of 2018 Annual Membership Meeting
- 2018 Annual Membership Meeting Agenda
- 2017 Annual Membership Meeting Minutes
- Notice of Uncontested Election

We look forward to seeing you there!

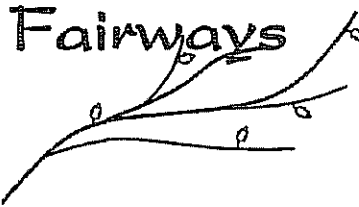
Sincerely,

Gary Kenyon, Supr. C.A.M.

Kenyon & Associates, Inc.

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



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

NOTICE OF THE ANNUAL MEETING OF THE MEMBERSHIP
Wednesday October 17, 2018 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 17, 2018 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 three homeowners volunteered to run for the three available positions on the Board of Directors.

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

Sincerely,

Gary Kenyon, Supr. C.A.M.

Kenyon & Associates, Inc.

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.

Professionally Managed by:

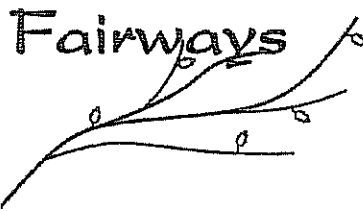
KENYON & ASSOCIATES, INC.

645 Sierra Rose Drive #104,

Reno, NV 89511

Phone: 775-674-8000

Fax: 775-674-8010



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

Annual Membership Meeting Agenda

October 17, 2018

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 2017 Annual Minutes** (quorum not required for approval)
- 5) **Results of Uncontested Election**
- 6) **Board Selection of 2019 Meeting Dates**
- 7) **Adjournment**

Professionally Managed by:

KENYON & ASSOCIATES, INC.

645 Sierra Rose Drive #104,

Reno, NV 89511

Phone: 775-674-8000

Fax: 775-674-8010



**The Fairways at Fieldcreek Ranch
Annual Membership Meeting
October 18, 2017**

Board Present

Jack Angaran – President
Tom Duncan – Vice President
Laura Miceli - Treasurer
Gretchen Swope - Secretary
Robert Devin - Director

Management

Bob Kenyon – CAM
Sierra Boothby - Assistant

Membership

List on File

1. Call to Order/Roll Call

President Jack Angaran called the meeting to order at 6:12 pm. All of the five Board Members are present.

2. Roll Call to Establish a Quorum/ Proof of Notice

A quorum is not necessary for the meeting to continue.

3. Members Open Forum - Agenda Items

1255 Springer Court- Charles Held asked if there was an easement over the Fairways for airplanes. Longstanding homeowners informed Mr. Held that there have always been planes that fly over the Fairways. They suggested Mr. Held get on the Board at the Airport Authority.

4. Approval of 2016 Annual Minutes

Secretary Gretchen Swope gave a brief summary of the 2016 Annual Meeting, per the meeting minutes. *Tom Duncan made a motion to approve the 2016 Annual Meeting Minutes as written. Gretchen Swope seconded the motion, the motion carried with all in favor.*

5. Results of Uncontested Election

Laura Miceli and Victoria Kahn both volunteered to serve on the Board for a term. With only two open seats on the Board of Directors, Laura Miceli and Victoria Kahn were elected to the Board. Bob Devin will no longer be serving on the Board. Mr. Devin was thanked for his service on the Board.

6. Board Selection of 2018 Meeting Dates

Meeting dates will be decided at another time. The dates will be sent out to the Membership.

7. Adjournment

With no further business to discuss, the meeting was adjourned at 6:34pm

Respectfully Submitted,

Gary Kenyon, Supr. CAM
Recording Secretary

Gretchen Swope
Board Secretary



Fairways at Fieldcreek Ranch HOA

Notice of Uncontested Election

The Fairways at Fieldcreek Ranch Homeowners Association has three (3) positions available for two-year terms on the Board of Directors. There are only three (3) 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:

Jack Angaran

Tom Duncan

Jennifer Markwell

*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,

Gary Kenyon, Supr. 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

Fairways at Fieldcreek Ranch Homeowners Association
CANDIDACY DISCLOSURE STATEMENT
 (Please Print or Type)

Name Jack G. Angaran

Address _____ Reno Nevada 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 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 potential 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:

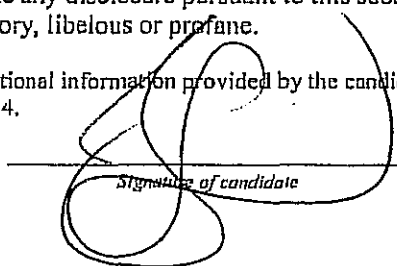
- Residing within the same unit as a board member or officer.
- Married to a board member or officer.
- Domestic partners with a board member or officer.
- None of the above

Related to a board member by:

- Blood
- Adoption
- Marriage within the third degree of consanguinity
- 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.



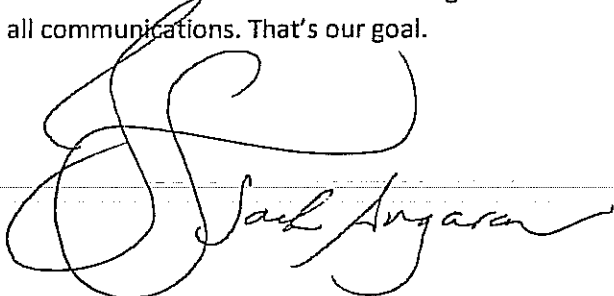
Signature of candidate

9/21/18

Date

I thank all of you for letting me serve as your Board President for the last 2 years. I believe we have a very hard-working and positive group of directors, including candidates Tom Duncan and Gretchen Swope. We love this community and appreciate the opportunity to live among our wonderful, diverse neighbors. We will continue our efforts to protect and enhance the value of your homes and the beauty of our Fairways community, guided by the Fairways Protective Covenants and Restrictions which govern us all. As neighbors, you deserve to be treated as friends in all communications. That's our goal.

9/21/18

A handwritten signature in black ink, appearing to read "Saul Angaran". The signature is highly stylized and cursive, with large loops and flourishes. It is positioned to the right of the date "9/21/18".

Fairways at Fieldcreek Ranch Homeowners Association

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name

Tom Duncan

Address

(Street)

(City)

(State)

(Zip)

PERNO W 891571

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.)

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 - (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 meet requirements

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.
- None of the above

Related to a board member by:

- Blood
- Adoption
- Marriage within the third degree of consanguinity
- 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

Date

Tom Duncan

9-21-18

Fairways at Fieldcreek Ranch Homeowners Association

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Jennifer Rogers Markwell

Address (Street) Reno (City) NV (State) 89511 (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 unit 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:

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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: No conflicts and in good standing.

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. None of the above.
Related to a board member by: Blood Adoption Marriage within the third degree of consanguinity 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: [Handwritten Signature] Date: 9/8/18



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

Board of Directors Business Meeting

October 17, 2018

The Board Meeting starts promptly Following the Annual Membership Meeting
The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

AGENDA

1. CALL MEETING TO ORDER /ROLL CALL Action
2. MEMBERSHIP OPEN FORUM
This is the portion of the meeting that is dedicated to membership input for items on the AGENDA ONLY.
3. APPOINTMENT OF NEW BOARD MEMBERS Discussion/Action
4. BANK SIGNERS Discussion/Action
5. 2019 BUDGET ADOPTION Discussion/Action
6. PRESIDENTS REPORT Discussion/Action
7. APPROVAL OF MINUTES Discussion/Action
A. July 10, 2018 Discussion/Action
8. FINANCIAL REPORTS Discussion/Action
A. Financials- Review of Reports –June 2018, July 2018 Discussion/Action
B. Review of Bank Statements Discussion/Action
9. NEW BUSINESS
A. Lowering of Assessments/Assessment Holidays Discussion/Action
B. Asphalt Repair Proposals Discussion/Action
C. Tree on Silver Wolf Road Removal Proposals Discussion/Action
D. Gate Camera Proposal Discussion/Action
E. Pedestrian Gate Addition Discussion/Action
F. 2019 Meeting Dates Discussion/Action
G. Traffic Logix – Speed Radar Sign Discussion/Action
10. MANAGEMENT REPORT Discussion/Action
A. Executive Session Report Discussion/Action
11. CORRESPONDENCE Discussion/Action
12. ITEMS TO BE ON NEXT AGENDA Discussion/Action
13. MEMBERSHIP OPEN FORUM
This is the portion of the meeting that is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION.
14. ADJOURNMENT Action

****Please note that this agenda may be revised 24 hours prior to the Board Meeting and the revised agenda will be available upon request at Kenyon and Associates.****

Upon request, unit owners are entitled to a copy of the audio recording, the minutes or a summary of the minutes of the meeting in electronic format at no charge to the owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.