

# THE FAIRWAYS AT FIELD CREEK RANCH HOMEOWNERS ASSOCIATION

**“A Common Interest Community”**

## **Homeowners 2010 Budget Ratification Meeting**

**At**

**A`La Carte Association Management, LLC**

**1575 Delucchi Lane, Suite 115/22, Reno, NV 89502**

**Wednesday, November 25, 2009 at 12 Noon**

### **AGENDA**

**12 Noon - Call Meeting to Order**

#### **Open Discussion**

[A period devoted to comments by the unit's owners and discussion of those comments must be limited to items listed on the agenda in accordance with SB 182 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

#### **Business Meeting**

#### **Homeowner Ratification of 2010 Board Approved Budget**

**[In accordance with NRS116 & NAC116 the Association's 2010 Budget will be RATIFIED by the members unless more than a majority of all unit owners vote to REJECT the budget, either in person or by proxy.<sup>1</sup>]**

#### **Open Discussion**

[A period devoted to comments by units' owners and discussion of those comments in accordance with SB 182 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.]

#### **Adjournment -**

All homeowners have the right to have a copy/summary or audio tape of the minutes upon request and upon payment to the association of the cost (NRS 116.3108).

**Professionally Managed by: A`La Carte Association Management, LLC**

**1575 Delucchi Lane, Suite 115/22 • Reno • NV • 89502**

**(775) 824-0777 • (775) 824-0778 Fax**

**sharon@alacartemanagement.com**

<sup>1</sup> See Reverse for Budget Proxy

THE FAIRWAYS AT FIELDCREEK RANCH  
HOMEOWNERS ASSOCIATION

"A Common Interest Community"

PROXY

YOU MUST SIGN AND DATE BELOW FOR THE PROXY TO BE IN EFFECT

I \_\_\_\_\_ of \_\_\_\_\_ a

[Name]

[Address]

Fairways at Fieldcreek Ranch member in good standing as of November 25, 2009, do hereby appoint \_\_\_\_\_ as my proxy holder to attend the Budget Ratification Meeting for The Fairways at Fieldcreek Ranch to be held at twelve noon on November 25, 2009 at the office of A`La Carte, 1575 Delucchi Lane, Suite 115/22, Reno, Nevada. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, except that my proxy holder's authority is limited as indicated below:

For your vote to be counted on the following issue[s], you must indicate your preference by initialing the appropriate blank below:

\_\_\_\_\_ Ratify the attached 2010 Budget      \_\_\_\_\_ Reject the attached 2010 Budget

The Association's Board of Directors recommends that the 2010 Association Assessment remain at \$325 per unit per quarter. Please do not hesitate to contact the Association office should you have any questions about the 2010 Budget.

\_\_\_\_\_ Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2009

**SIGNATURE REQUIRED**

Nevada Revised Statutes Section 116.311 Voting: Proxies states in part:

2. Except as otherwise provided in this section, votes allocated to a unit may be cast pursuant to a proxy executed by a unit's owner. A unit owner may give a proxy ONLY to a member of his immediate family, a tenant of the unit's owner who resides in the common-interest community, another unit's owner who resides in the common-interest community, or to a delegate or representative when authorized pursuant to NRS116.31105. If a unit is owned by more than one person, each owner of the unit may vote or register protest to the casting of votes by the other owners of the unit through an executed proxy. A unit's owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association.
3. Before a vote may be cast pursuant to a proxy:
  - a. The proxy must be dated.
  - b. The proxy must not purport to be revocable without notice.
  - c. The proxy must designate the meeting for which it is executed.
  - d. The proxy must designate each specific item on the agenda of the meeting for which the unit's owner has executed the proxy, except that the unit's owner may execute the proxy without designating any specific items on the agenda of the meeting if the proxy is to be used solely for determining whether a quorum is present for the meeting. If the proxy designates one or more specific items on the agenda of the meeting for which the unit's owner has executed the proxy, the proxy must indicate for each specific item designated in the proxy, whether the holder of the proxy must cast a vote in the affirmative or the negative on behalf of the unit's owner. If the proxy does not indicate whether the holder of the proxy must cast a vote in the affirmative or the negative for a particular item on the agenda of the meeting, the proxy must be treated, with regard to that particular item, as if the unit's owner were present but not voting on that particular item.
  - e. The holder of the proxy must disclose at the beginning of the meeting for which the proxy is executed the number of proxies pursuant to which the holder will be casting votes.

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