The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

www.fairwaysatfieldcreek.com

Professionally Managed by:

Kenyon & Associates
6490 S McCarran Blvd Ste 50
Reno, NV 89509-6120

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Board of Directors Business Meeting
October 28, 2026 at 3:00 pm
Executive Session Immediately Following Members Meeting
Raley's Conference Room at 18144 Wedge Parkway, Reno, NV 89511

AGENDA

1. CALL MEETING TO ORDER /ROLL CALL — Action

2. MEMBERSHIP OPEN FORUM
   This is the time dedicated to member input for items on the AGENDA ONLY

3. APPROVAL OF MINUTES — Discussion/Action
   A. July 22, 2026

4. FINANCIAL REPORTS — Discussion/Action
   A. Financials - Review of Reports
   B. Review of Bank Statements

5. COMMITTEE REPORTS
   A. Gate & Landscaping Committee
   B. Road Maintenance Committee
   C. Architectural Committee
   D. Website Committee

6. UNFINISHED BUSINESS — Discussion/Action
   A. Report of Action Taken Between Meetings by the Board:
      - Appointment of Lynn Campbell to G&L Committee for Fire Hydrant Project
      - Approval of Insurance Renewal
      - Approval of Amazon Key for Business Agreement
      - Approval of Fire Lane Painting Quote
      - Approval of Fire Hydrant & Backflow Valve Testing Quote
      - Approval of Snow Removal Quote
   B. Discussion Regarding CDs & Rollovers
   C. Update on Detention Pond Access & Silt Removal with Approval of Quotes
   D. Update on Drainage Ditch Restoration Projects and Repair of Leaking Ditch
   E. Update on Storage Pad Project
   F. Review Status of Any Pending Legal Action – Case No. 25-042 & Case No. 26-02128
   G. Update on Completed Manhole & Utility Cap Levelers Installation
   H. Update on Completed Repair of Gate Maglocks
   I. Update on Completed Repainting of Front Gates & Monument Caps
   J. Update on Gate Cellular to VoIP Conversion

7. NEW BUSINESS
   A. Discussion & Approval of Board Member Positions
   B. Discussion & Approval of 2027 Reserve Update
   C. Discussion & Approval of 2027 Draft Budget
   D. Discussion & Approval of Crack Fill Bids
   E. Discussion & Approval of Snow Removal Contract
   F. Update on Dangerous Driving Incidents by Amazon Flex Drivers
   G. Discussion & Approval of Quotes for Exit Gate Median Landscaping Improvements
   H. Discussion & Approval of 2026 Proposal for Audit/Taxes
   I. Schedule Meeting Dates & Times for 2027 Board Meetings
   J. Discussion & Approval to Appoint Member to Unfilled Board Position
   K. Discussion & Approval of Resolution on Appeals of ARC Decisions

8. CORRESPONDENCE — Discussion/Action
   Received letter regarding ARC process

9. ITEMS TO BE ON NEXT AGENDA — Discussion/Action

10. EXECUTIVE SESSION SUMMARY — Discussion/Action

11. MEMBERSHIP OPEN FORUM
    This is the time dedicated to member input for ANY ITEM PERTAINING TO THE ASSOCIATION

12. 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.



At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com
Annual Members Meeting
October 28, 2026 @ 3pm
Raley's Conference Room
18144 Wedge Parkway
Reno, NV 89511

Agenda

1. CALL TO ORDER

2. ROLL CALL

3. MEMBERSHIP FORUM (Members Right to Speak)
   Members Forum is a period devoted to comments by members and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda unless there is a quorum of the membership present which is 20% of the membership and the majority of the member's present vote in favor of action.

4. Election Results — Action
   As previously notified, secret ballot elections would not be held if 2 or less owners submitted their nomination forms for open seats. The following owners are now duly elected to the Board of Directors for a two year term effective October 2026 thru 2028,
   - Jeff Houston
   - Michael Fackelmann

5. Approval of the 2025 Annual Meeting Minutes — Action

6. Adjournment

A quorum is not needed in order to conduct this business.
All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to him upon the request if he pays to association the cost of make the distribution. (NRS.116.3108 Section 2(a)

At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com
Annual Members Meeting
October 8, 2025 Immediately Following Board Meeting
Raley's Conference Room
18144 Wedge Parkway
Reno, NV 89511

Board Members Present
Norm Kelly – President
Gretchen Swope– Vice President
Vincent Craig – Secretary
Michael Fackelmann – Treasurer
Jeffrey Houston – Director

Management
Jeannie Redinger Supr. CAM

Membership
List on File

I. **Welcome and Call to Order**
A quorum was established and the meeting was called to order at 7:22 pm by Jeannie Redinger, Community Manager

II. **Homeowners Forum**
None

III. **Elections Results**
As previously notified, secret ballot elections would not be held if 2 or less owners submitted their nomination form for open seats. The following owners are now duly elected to the Board of Directors for a two year term effective October 2025 thru October 2027.

- Gretchen Swope
- Norm Kelly

IV. **Approval of 2024 Annual Meeting Minutes**
Motion was made by Gretchen Swope and duly seconded by Vince Craig to approve the meeting minutes as submitted. Motion carried unanimously.

V. **Board Positions**
Jeff Houston made a motion that all positions remain the same seconded by Michael Fackelmann seconded the motion. Motion carried unanimously

VI. Adjournment

There being no further business a motion was made by Jeff Houston and duly seconded by Gretchen Swope to adjourn the meeting at 7:23pm.

Respectfully submitted by:

Jeannie Redinger, Community Manager
Kenyon & Associates

Approved by:

Board Secretary

From: Melissa Turner donotreply@appfolio.com
Subject: Fairways - Annual Membership Meeting Packet
Date: October 15, 2026 at 3:52:14 PM
To: fairwaysatfieldcreek@icloud.com

Hello

Please disregard prior email on the Annual Membership Meeting Packet, sorry for any confusion, I sent out the wrong Board meeting agenda. The meeting is still October 28, 2026

Thank you,
Melissa Turner
Administrative Assistant
Kenyon and Associates
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Reno, NV 89509

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