

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION
Board of Directors Meeting ~ Regular Session
June 29, 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: March 30, 2015

IV. Review of Financial Reports

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

V. Committee Reports

- A. Architectural Committee Report
 - 1. New Submissions
 - 2. Review/Discussion/Motion to appoint new Architectural Committee Members
 - 3. Review/Discussion/Motion to approve Architectural Form changes

VI. Unfinished Business

- A. Update - Secondary Road Access (Springer Court)
- B. Update - Retention Pond and Drain Cleaning.
- C. Update – Landscape and Lighting Project at front entrance
- D. Update – Front gate entrance; entrance gate not fully opening.
- E. Update – Street Maintenance

VII. New Business

- A. Review/Discuss/Approve Street Sweeping proposal.
- B. Review/Discussion charging homeowners a fee for street sweeping after construction is complete.
- C. Review/Discussion charging homeowners a fee for driving on dirt lots and leaving mud on the streets.
- D. Review/Discuss/Approve Vacant Lot Abatement Rules.
- E. Review/Discuss/Approve bid for Asphalt Consultant to inspect and prepare bid scope for re-sealing and repairs on the access road (postponed from the March meeting).

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** or via email from 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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- F. Review/Discuss/Approve policy regarding CC&R Compliance processing.
- G. Review/Discuss/Approve policy regarding Entry Gate Video Camera requests for release of footage.
- H. Review/Discussion/Approve amending the Collection Policy (to allow for TWMS Recovery Services to initiate processing delinquent notices prior to forwarding to Kern's office for collection proceedings)
- I. 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 – Board Meeting - October 5, 2015 – 5:30 p.m.

X. Adjournment

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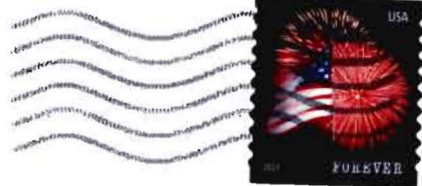
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