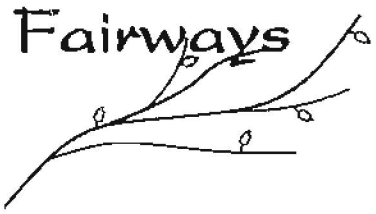

At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

October 22, 2014

Dear Homeowner:

Enclosed you will find your copy of the newly adopted ARC Procedures for Non-Compliance. This should all be kept with your copy of the Governing Documents for The Fairways at Fieldcreek Ranch Homeowners Association that you received when you purchased your property.

Pursuant to NRS 116.12065, these documents are effective and enforceable 30 days after the date of this letter.

Please take the time to review the enclosed changes and if you have any questions please contact me at 775-852-2224 or by email at tracy@equusmanagement.com.

Sincerely,

Tracy Jones
Community Manager
Equus Management Group

5480 Reno Corporate Drive, Ste 100 * Reno, Nevada 89511 * 852-2224 * Fax 852-4901
tracy@equusmanagement.com

The Fairways at Fieldcreek Ranch
Homeowners Association, Inc.

ARCHITECTURAL COMMITTEE
PROCEDURES FOR NON-COMPLIANCE

1. The Architectural Committee ("Committee") sends a certified letter to the homeowner identifying improvements that are not approved, improvements that are being constructed in violation of an approved plan, or any other issue that it would like to discuss with the homeowner, and specifying a date, time, and location for a meeting. A minimum of 10 days' notice shall be given and the homeowner is requested to attend.
2. The Committee meets with the homeowner.
3. After the meeting, Management sends a certified letter on behalf of the Committee to the homeowner stating the results of the meeting and any action to be taken by the homeowner in order to comply with Committee requirements. The letter will include notification that the homeowner will be summoned to a hearing before the Board of Directors ("Board") if compliance is not achieved.
4. If the homeowner does not comply with the requirements, then the Committee notifies the Board so that a hearing can be scheduled.
5. Management sends a certified letter on behalf of the Board to the homeowner identifying the alleged violation and specifying the date, time, and location of a hearing. A minimum of 10 days' notice shall be given and the homeowner is requested to attend.
6. After the hearing occurs, Management sends a certified letter on behalf of the Board to the homeowner stating the results of the hearing and specifying a completion date for compliance, affording at least 15 days' notice. The letter will also state that a fine of $100 or more, commensurate with the severity of violation and for each violation, will be assessed every 7 days if compliance is not achieved by the specified completion date, and that all attorney's fees and costs may be assessed.
7. If the homeowner does not comply by the specified completion date, fines may start the day after the specified completion date and assessed until compliance is achieved.
8. If the homeowner refuses to pay any fines, penalties, attorney's fees, or costs, the Board may record a notice of delinquent assessment and claim of lien on the property for non-payment.
9. The Board may avail itself of any other remedy including action for injunction, Chapter 38 claim, or other remedy allowed by Nevada law.

This policy was duly adopted by the action of the Architectural Committee on August 18, 2014 and the Board of Directors on October 6, 2014. It shall be effective as of November 15, 2014 and replaces all previous versions. *Attested by: Mike Vonada, President*	Community Manager: **Equus Management Group** 5480 Reno Corporate Dr #1OO Reno, NV 89511 775-852-2224 (voice) 775-852-4901 (fax)

Effective date should be 30 days from 10/23/14 due to delay in mailing document

At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

October 21, 2014

Dear Fairways at Fieldcreek Ranch Homeowners:

The Board of Directors has approved the operating and reserve budgets for 2015, at the October 6, 2014, Board of Directors meeting in which assessments will be staying at **$325.00** per quarter. Please take a moment to review the enclosed budget. As required by law, this budget must be ratified by the homeowners at a meeting of the Association. The Board has scheduled this meeting for November 10, 2014. Unless this proposed budget is rejected by 51% of all homeowners, in person, it will be ratified.

If you have any questions, please don't hesitate to contact me.

Tracy Jones
Community Manager
Equus Management Group
tracy@equusmanagement.com

Agenda and Notice
Meeting of the Association
Budget Ratification
November 10, 2014 at 5:30 P.M.
Equus Management Group
5480 Reno Corporate Drive #100
Reno, Nevada 89511

All agenda items are "Action Items" unless otherwise noted.

1. **Call to Order and Establish Quorum – 5:30pm**
2. **Members' Forum**
   This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.
3. **Ratification of 2015 Operating and Reserve Budgets**
4. **Adjournment to Regular Board Meeting**

Note: For this meeting of the Board or Association, homeowners have the right to have a copy of the minutes or a summary of the minutes of the meeting provided upon written request and upon payment to the association of the cost of providing the copy to the unit's owner. *Minutes are also available on the Association's website, usually within 30 days of a meeting.*

THE FAIRWAYS AT FIELDCREEK HOA

2015 Budget

REVENUE		2015 Budget
Assessment Revenue	$	84,500.00
Less Additions to Reserves	$	(41,275.00)
Late Fees	$	-
Gate Clickers	$	-
Fines for CC&R Violations	$	-
Collection Fee's Reimbursements	$	-
ARC Application Fee's	$	-
Legal Reimbursements	$	-
Receivership Reimbursement	$	-
Interest	$	-
Total	**$**	**43,225.00**

EXPENSES		2015 Budget
Management Contract	$	9,000.00
Architectural Committee Expense	$	200.00
Financial Review/Audit	$	1,850.00
File Storage	$	240.00
Postage	$	500.00
Copies	$	100.00
Insurance	$	2,800.00
Assessment Coupons	$	175.00
Legal	$	14,000.00
Accounting - Tax Prep	$	300.00
Transfer/Docs Mgmt	$	200.00
Receivership	$	1,000.00
Website	$	100.00
Ombudsman Fee	$	195.00
Fees/Taxes/Licenses/Permit	$	250.00
Block Party	$	650.00
Water	$	900.00
Electric	$	700.00
Telephone	$	800.00
Street Sweeping	$	700.00
Gate Repairs/Transmitters	$	1,000.00
Landscaping - Contract	$	2,500.00
Landscape/Irrig/Supply/Repairs	$	1,000.00
Street Signs/Improvements	$	500.00
Snow Removal	$	1,500.00
Spring/Fall Cleanup Dumpsters	$	1,000.00
Misc/Welcome Baskets	$	500.00
TOTAL	**$**	**42,660.00**
Surplus/(Deficit)	$	565.00

ANNUAL DUES	$	1,300.00
QUARTERLY DUES	$	325.00

RESERVE REVENUE	2015 BUDGET
Reserve Contributions from Operating	$41,275.00
Reserve Interest	$600.00
Gain (loss) on Investment	$0.00
TOTAL	$41,875.00

RESERVE EXPENSES	2015 BUDGET
Reserve Study Update	$ 280.00
Street Slurry Sealing	$ 40,139.00
Paint Firehydrants	$ 156.00
Crackfill/Paving	$ 12,041.00
Total	$ 52,616.00

Starting Reserves Fund Balance 1/1/2015	$342,250.57
Expense for 2015	$52,616.00
Income for 2015	$41,875.00
Ending Reserve Fund Balance 12/31/2015	$331,509.57
Ideal Reserve Fund Balance per study at 12/31/15	$344,828.00

The Board of Directors does not anticipate a special assessment to provide adequate funding of Reserves.

Funding Method: Full Funding

Reserve Study Prepared by: Resource 1 on October 15, 2013.

The complete Reserve Budget is available upon request at the Management Company office.

The Fairways at Fieldcreek Ranch Homeowners Association
Board of Directors Meeting

Date: Monday, November 10, 2014
Time: Immediately after the Budget Ratification Meeting at 5:30 PM
Location: Equus Management Conference Room-5480 Reno Corporate Dr. #100

1. ESTABLISH QUORUM/CALL TO ORDER Action

2. HOMEOWNER COMMENTS Information Only

This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.

3. DISCUSSION/APPROVAL OF MINUTES

October 6, 2014 Meeting Minutes Review/Motion

4. FINANCIAL REVIEW-TREASURER'S REPORT Review/Motion

Review and accept the September and October 2014 (un-audited) financial reports
Heritage Bank Account

5. ARC REPORT Discussion/Motion

6. OLD BUSINESS

Update on Retention Pond and Drain Cleaning Discussion/Motion
Update on Fire Road off Springer Court Discussion/Motion

7. NEW BUSINESS

Open and Review Bids and Choose New Management Company Review/Discussion/Motion
Open and Review Bids for Snow Removal Review/Discussion/Motion
Open and Review Bid from Gene Clawson, CPA Review/Discussion/Motion

8. HOMEOWNER COMMENTS

This period is devoted to comments by members of the Association and discussion of those items on the agenda or regarding any topic. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.

9. ADJOURNMENT OF BOARD MEETING Action

Note: For this meeting of the Board or Association, homeowners have the right to have a copy of the minutes or a summary of the minutes of the meeting provided upon written request and upon payment to the association of the cost of providing the copy to the unit's owner. *Minutes are also available on the Association's website, usually within 30 days of a meeting.*

At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

ANNUAL MEETING OF THE MEMBERS
NOVEMBER 10, 2014
Immediately after the Board of Directors Meeting

AGENDA

1. Call to order
   Location: Equus Management Group – 5480 Reno Corporate Drive, Reno, NV 89511

2. Establishment of a Quorum

3. Approval of the Minutes from the 2012 and 2013 Annual Meetings

4. Reports:
   a) Presidents Report

5. Election of Directors
   a) Election Results
   Per NRS 116.31034.6: If 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, then the association will not prepare ballots and the candidates shall be deemed to be duly elected to the executive board.

   The Association has five (5) open seats on the Board and we received five (5) candidate nomination forms. Therefore, no ballots will be mailed to the members. The following five (5) candidates will be seated to the Board: Mike Vonada, Gary Fornfeist, Lisa Martin, Kathy Braband and Jim Beach

6. Members Forum
   This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.

7. Adjournment

All members of the Association have the right to obtain a copy or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. [NRS 116.3108, Section 2(a)]

An Organizational Board Meeting will be held immediately following the Annual Members meeting.

Professionally Managed By:
Equus Management Group
5480 Reno Corporate Drive, Suite 100, Reno, NV 89511
Phone: 852-2224; Fax: 775-852-4901; Website: www.equusmanagement.com

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

November 6, 2012 at 6:00 p.m. at Wolf Run Golf Course
Annual Homeowners Meeting Minutes

Roll Call: Mike Vonada Jeff Houston & Rita Eissmann Absent: Jim Manly & Russell Squelch

Homeowners present: Cathy Hermansen, Cindy Wang, Larry Bandt, Rick and Lisa Martin, Gary Tavernetti, Jeanne Fornfeist, Alex, Cathy, Rinaldo and Heather Bullentini, James and Roslein Pinger, Tom Duncan and Kathy Braband,

Jeff Houston called the meeting to order.

Open Discussion:
Jeff Houston stated the meeting needed to be over by 8:00pm per Mr. Duncan's request.

Cathy Bullentini asked about the changes and updates to the documents shown on the agenda. Jeff Houston replied the changes are to the existing ARC docs and are minor changes to get everything organized. The docs ware in a bad state of organization and typos were fixed. Any structure changes to the forms will be discussed in the open meeting.

Rick Martin stated he was pleased that the gates at the front entrance are working and the complimented the landscaping. He also updated the homeowners in regards to the Black Camero speeding in the community. The court date is December 13, 2012 at 9 a.m. and homeowners will have the chance to speak directly to the judge prior to the judges' decision.

Jeff Houston stated Connie Duncan has worked very hard on the landscaping at the front entrance.

New Business: None

Next Meeting: November of 2013

Open Discussion: None

Mike Vonada motioned to adjourn. Rita Eissmann second the motion. Adjourned

All homeowners have the right to have a copy/summary or audio tape of the minutes up[on 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 A'La Carte (775) 824-0778 Fax
Sharon @alacartemanagement.com

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION
5480 Reno Corporate Drive, #100
Reno, NV 89511
(775) 852-2224

ANNUAL MEETING OF THE MEMBERS

NOVEMBER 18, 2013
5:00PM
MINUTES

APPROVED

1. Call to order, 5:00pm
   Location: Equus Management Group – 5480 Reno Corporate Drive, Reno, NV 89511

2. Establishment of a Quorum – 13 members were present in person or by proxy. Therefore, a quorum was not established.

3. Members Forum.
   None

4. Approval of the Minutes from the prior Annual Meeting
   This item was tabled as the prior year Annual Members Meeting and Election were not obtained in the boxes received from the prior management.

5. Reports:
   A. Presidents Report – Mike Vonada
      President, Mike Vonada commented on the following:
      - He thanked Jeff Houston for all his hard work and time invested on the front entry enhancements.
      - The large cracks in the streets were patched. The asphalt was tested and it appears that the batch of asphalt that was used was bad which is why the streets are producing such large cracks.

   B. Financial Report for Year End 2012
      Treasurer, Lisa Martin provided the 2012 Year End Financial Report

6. Bylaw Change
   A. Count Ballots received concerning the changes to Board terms
      The Ballots received for the changes to the Bylaws concerning Board terms were very few. A second ballot will be mail to all owners again and to extend the deadline to January 15, 2014 for returning ballots.

7. Election of Directors
   a) Election Results
      Per NRS 116.31034.6: If 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, then the association will not prepare ballots and the candidates shall be deemed to be duly elected to the executive board.

The Association has five (5) open seats on the Board and we received five (5) candidate nomination forms. Therefore, no ballots will be mailed to the members. The following five (5) candidates will be seated to the Board, Kathy Braband, Lisa Martin, Gary Fornfeist, Mike Vonada, Dennis Bryan

8. Adjournment

Meeting was adjourned at 5:11pm with a motion made by Lisa Martin and seconded by Dennis Bryan.

APPROVED

At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

Organizational Board Meeting
NOVEMBER 10, 2014
Immediately Following Annual Members Meeting

AGENDA

1. Call to order, Immediately following Annual Meeting — Action
   Location: Equus Management Group – 5480 Reno Corporate Drive #100, Reno, Nevada 89511

2. Selection of Officers and Terms — Action

3. Members Open Forum – Agenda Items Only — Information
   This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.

4. New Business
   A. Sign new Signature Card for Bank accounts — Action
   B. Sign Ombudsman Documents for Board Members — Action

5. Old Business

6. Members Open Forum — Information
   This period is devoted to comments by members of the Association and discussion of any issue. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments.

7. Adjournment

All members of the Association have the right to obtain a copy or a summary of the minutes of this meeting distributed to them upon request if they pay the Association the cost of making the distribution. [NRS 116.3108, Section 2(a)]

Professionally Managed By:
Equus Management Group
5480 Reno Corporate Drive, Suite 100, Reno, NV 89511
Phone: 852-2224; Fax: 775-852-4901; Website: www.equusmanagement.com

Fairways at Fieldcreek Ranch
5480 Reno Corporate Drive
Suite #100
Reno, NV 89511

Richard and Lisa Martin
12920 Silver Wolf Road
Reno, NV 89511

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