

THE FAIRWAYS AT FIELD CREEK RANCH HOMEOWNERS ASSOCIATION

A COMMON INTEREST COMMUNITY

Annual Meeting - Election of Officers - Organizational Meeting of New Board 4th Quarter Board of Directors Meeting

Meetings will follow in succession.

November 6, 2012 6 p.m.

At Wolf Run Golf Course – 1400 Wolf Run Road

ANNUAL HOMEOWNERS MEETING

AGENDA

Call Meeting to Order – Roll Call - 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 NRS116 – 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

New Business - None

Action/Discussion

Member Correspondence

Next Meeting: November, 2013

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

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).

ELECTION OF Directors

AGENDA

Call Meeting to Order – Roll Call - 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 NRS116 – 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 [Comments, Discussion & Voting are limited to the Board.]

- **Opening/Separation of Envelopes**
- **Counting of Ballots**
- **Election Results**

Discussion/Action

Discussion/Action

Discussion/Action

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

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).

ORGANIZATIONAL MEETING OF NEW BOARD

AGENDA

Call Meeting to Order – Roll Call - 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 NRS116 – 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 [Comments, Discussion & Voting are limited to the Board.]

- **Choice/Nomination of Officers for New Board**

Discussion/Action

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

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).

4th Quarter Board of Directors Meeting

AGENDA

Call Meeting to Order – Roll Call - 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 NRS116 – 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 [Comments, Discussion & Voting are limited to the Board.]

Acceptance of Board Resignation	Action/Discussion
Approval of Minutes – October 5, 2012	Action/Discussion
Financial Report/ Acceptance – October 31, 2012	Action/Discussion

Old Business Action/Discussion

- Update of Speed Issues/Russell Squelch
- Update of Entrance Enhancement/Jeff Houston

New Business Action/Discussion

- Update/Approval of ARC Policies and Forms
- Update/Approval of Governing Documents including Policies and Forms
- Renewal/Approval of Landscape Maintenance Contractor
- Renewal/Approval of Insurance Policy
- Solicitation of Bid(s)/Renewal of Expiring Management Contract
- Board Approval of 2013 Budget
- Member Correspondence

Next Meeting: November 27, 2012 at 12 Noon–

Homeowner Ratification of 2013 Board Approved Budget

[In accordance with NRS116 & NAC116 the Association's 2013 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.]

Open Discussion

[A period devoted to comments by the unit's owners and discussion of those comments in accordance with NRS116 – limited to two [2] minutes per property. The owner who wishes to speak will step forward toward the microphone and will not be interrupted.] Action may not be taken on items not on the agenda.

Adjournment

Executive Session may follow at the end of meetings for the purpose of Delinquencies, Non-Compliance, Privileged Legal. 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 A`La Carte • (775) 824-0778 Fax
sharon@alacartemanagement.com

**THE FAIRWAYS AT FIELD CREEK RANCH
OFFICIAL BALLOT
FOR THE ELECTION OF DIRECTORS 2012/2013/2014**

Use this Secret Ballot to vote for up to three [3] persons using the check box next to the candidate's name. [One vote per candidate].

- Return to A`La Carte Management in the **SECRET BALLOT** envelope via the envelope with your return address in the left hand corner and addressed to A`La Carte. Ballot must be received by A`La Carte **no later than 12:00 p.m. [Noon], November 6, 2012**
- Or bring your ballot to the Annual General Membership Meeting on **November 6, 2012 IN THE ENCLOSED SECRET BALLOT ENVELOPE** inside the envelope with your return address in the left hand corner.

IN ORDER TO BE COUNTED, THIS SECRET BALLOT MUST BE RECEIVED SEALED INSIDE THE ENCLOSED ENVELOPE marked SECRET BALLOT ONLY. Place this sealed envelope inside the envelope addressed to A`La Carte with your return address in the top left hand corner. Mail this envelope to be received no later than Noon on November 6, 2012 by A`La Carte or bring to the meeting on November 6, 2012. Ballots will not be accepted if not correctly presented. The return address is required to identify the voter. The secret ballots are separated from the return envelopes at the meeting thereby making your vote a "secret ballot".

OFFICIAL BALLOT –2012/2013/2014

Choose up to three [3] by checking box preceding the name of candidate.

Only one vote per candidate is permitted. Ballots with more than 3 votes will be disqualified.

- | | |
|--|--|
| <input type="checkbox"/> Dennis Bryan | <input type="checkbox"/> Gary Fornfeist |
| <input type="checkbox"/> Rinaldo Bullentini | <input type="checkbox"/> Jeff Houston |
| <input type="checkbox"/> Rita Eissmann | <input type="checkbox"/> Lisa Martin |

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