#### Jeffrey D. Houston

From: Gary Kenyon [39bfba481767a3ba58b0@kenyonandassociates.mailer.appfolio.us]

Sent: Wednesday, October 03, 2018 7:12 PM

Subject: Annual Membership Meeting Agenda & October Board of Directors Agenda

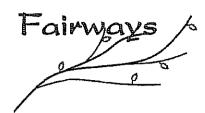
Attachments: 2018 Annual Membership Meeting Notice.pdf; 10-17-18.pdf

#### Dear Homeowners,

Please see attached the 2018 Annual Membership Meeting Notice with the following enclosures (Annual Membership Meeting Agenda, 2017 Annual Membership Meeting Minutes, Notice of Uncontested Election).

Also please find attached the October 17, 2018 Board of Directors Meeting Agenda to be held directly following the Annual Membership Meeting.

Sincerely, Gary Kenyon, Supr. CAM Kenyon & Associates, Inc. 645 Sierra Rose Drive, Ste. 104 Reno, NV 89511 Phone (775) 674-8000



At Fieldcreek Ranch Homeowners Association www.fairwaysatfieldcreek.com

October 3, 2018

Dear Homeowners,

This packet is the Annual Membership Meeting material. Please find enclosed:

- Notice of 2018 Annual Membership Meeting
- 2018 Annual Membership Meeting Agenda
- 2017 Annual Membership Meeting Minutes
- Notice of Uncontested Election

We look forward to seeing you there!

Sincerely,

Gary Kenyon, Supr. CAM Kenyon & Associates, Inc.

On Behalf of The Fairways at Fieldcreek Ranch Board of Directors

**Professionally Managed by:** 

KENYON & ASSOCIATES, INC. 645 Sierra Rose Drive #104, Reno, NV 89511 Phone: 775-674-8000

At Fieldcreek Ranch Homeowners Association www.fairwaysatfieldcreek.com NOTICE OF THE ANNUAL MEETING OF THE MEMBERSHIP Wednesday October 17, 2018 at 6:00pm

Dear Owners:

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Members of the Fairways at Fieldcreek Ranch Homeowners Association will be held on Wednesday, October 17, 2018 at 6:00pm. The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

#### \*This is an uncontested election.\*

There will be no ballots mailed out to the membership as only three homeowners volunteered to run for the three available positions on the Board of Directors.

We look forward to seeing you at the Annual Membership Meeting and appreciate your participation.

Sincerely,

Kenyon & Associates, Inc.

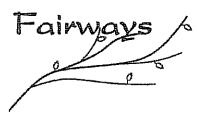
Gary Kenyon, Supr. CHM

On Behalf of the Fairways at Fieldcreek Ranch Board of Directors

\*As per NRS116.31034: The executive board may determine that if, at the closing of the prescribed period for nominations for membership on the executive board, 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 at the election, then the association will cause notice to be given to each unit's owner informing each unit's owner that the association will not prepare or mail any ballots to units' owners pursuant to this section and the nominated candidates shall be deemed to be duly elected to the executive board.

**Professionally Managed by:** 

KENYON & ASSOCIATES, INC. 645 Sierra Rose Drive #104. Reno. NV 89511 Phone: 775-674-8000



#### At Fieldcreek Ranch Homeowners Association

#### www.fairwaysatfieldcreek.com

#### Annual Membership Meeting Agenda October 17, 2018

The Annual Member ship Meeting starts @ 6:00PM
The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

#### **AGENDA**

- 1) Call to Order: by President Jack Angaran
- 2) Roll Call to Establish a Quorum/ Proof of Notice (20% of the Membership)
- 3) Membership Open Forum
- 4) Approval of the 2017 Annual Minutes (quorum not required for approval)
- 5) Results of Uncontested Election
- 6) Board Selection of 2019 Meeting Dates
- 7) Adjournment

Professionally Managed by:

KENYON & ASSOCIATES, INC. 645 Sierra Rose Drive #104, Reno, NV 89511 Phone: 775-674-8000

Fairways

## The Fairways at Fieldcreek Ranch Annual Membership Meeting October 18, 2017

#### **Board Present**

Jack Angaran – President Tom Duncan – Vice President Laura Miceli - Treasurer Gretchen Swope - Secretary Robert Devin - Director

#### Management

Bob Kenyon – CAM Sierra Boothby - Assistant Membership

List on File

#### 1. Call to Order/Roll Call

President Jack Angaran called the meeting to order at 6:12 pm. All of the five Board Members are present.

#### 2. Roll Call to Establish a Quorum/ Proof of Notice

A quorum is not necessary for the meeting to continue.

#### 3. Members Open Forum - Agenda Items

1255 Springer Court- Charles Held asked if there was an easement over the Fairways for airplanes. Longstanding homeowners informed Mr. Held that there have always been planes that fly over the Fairways. They suggested Mr. Held get on the Board at the Airport Authority.

#### 4. Approval of 2016 Annual Minutes

Secretary Gretchen Swope gave a brief summary of the 2016 Annual Meeting, per the meeting minutes.

Tom Duncan made a motion to approve the 2016 Annual Meeting Minutes as written. Gretchen Swope seconded the motion, the motion carried with all in favor.

#### 5. Results of Uncontested Election

Laura Miceli and Victoria Kahn both volunteered to serve on the Board for a term. With only two open seats on the Board of Directors, Laura Miceli and Victoria Kahn were elected to the Board. Bob Devin will no longer be serving on the Board. Mr. Devin was thanked for his service on the Board.

#### 6. Board Selection of 2018 Meeting Dates

Meeting dates will be decided at another time. The dates will be sent out to the Membership.

#### 7. Adjournment

With no further business to discuss, the meeting was adjourned at 6:34pm

Gary Kenyon, Supr. CAM
Recording Secretary

Gretchen Swope
Board Secretary



# Fairways at Fieldcreek Ranch HOA

## **Notice of Uncontested Election**

The Fairways at Fieldcreek Ranch Homeowners Association has three (3) positions available for two-year terms on the Board of Directors. There are only three (3) homeowners volunteering to run for the Board at this time.

Therefore; this election is uncontested and the following nominees shall be deemed to be duly elected members of the executive board by acclamation:

Jack Angaran

#### Tom Duncan

#### Jennifer Markwell

\*As per NRS116.31034: The executive board may determine that if, at the closing of the prescribed period for nominations for membership on the executive board, 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 at the election, then the association will cause notice to be given to each unit's owner informing each unit's owner that the association will not prepare or mail any ballots to units' owners pursuant to this section and the nominated candidates shall be deemed to be duly elected to the executive board.

Sincerely,

Kenyon & Associates, Inc.

Gary Kenyon, Supr. & GM

On behalf of the Fairways at Fieldcreek Board of Directors

Professionally Managed by:

KENYON & ASSOCIATES, INC. 645 Sierra Rose Drive #104, Reno, NV 89511 Phone: 775-674-8000

# Fairways at Fieldcreek Ranch Homeowners Association CANDIDACY DISCLOSURE STATEMENT (Please Print or Type)

Address		Reno	Nevada	89511		
	(Street)	(City)	(Sinte)	(Zip)		
Are you a unit (NOTE: NRS 116.31034) executive board of at least	OWNET? ) states: Except as otherwise provided in sub- three members, all of whom must be units' or	section 5 of NRS 116,212, not later than towners.)	he termination of any per	rad of declarant's control, ti	ie units' owners s	□ No Justi elect on
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(2) Any ns	sociation that is subject to the governing	g documents of that master associat	ion,			
Please use the fo	llowing lines to respond to t	the statutory requiremen	its pursuant to	NRS 116.31034 (	(8) (a)	
Attach additional she	ets, il'necessary:	• •	•	•		
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f no, please explain:	<u> </u>	t to NRS 116.31034(8) (1	ı):		🛭 Yes	
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I thank all of you for letting me serve as your Board President for the last 2 years. I believe we have a very hard-working and positive group of directors, including candidates Tom Duncan and Gretchen Swope. We love this community and appreciate the opportunity to live among our wonderful, diverse neighbors. We will continue our efforts to protect and enhance the value of your homes and the beauty of our Fairways community, guided by the Fairways Protective Covenants and Restrictions which govern us all. As neighbors, you deserve to be treated as friends in all communications. That's our goal.

9/21/18

## Fairways at Fieldcreek Ranch Homeowners Association

# CANDIDACY DISCLOSURE STATEMENT (Please Print or Type)

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Name I VIII DVI VAI	A 17	1/24	1/1/	011-57	<del></del>
Address	<del></del>	14/10	///	310/1	
(Street)  Are you a unit owner?  (NOTE: NRS 116.31034(1) states: Except as otherwise provexecutive board of at least three members, all of whom must	ided in subsection 5 of NR be units' owners.)	(City) S 116.212, not later than the	(State)	(Zip) riod of declarant's control,	Yes INC
NRS 116.31034 (8)	) (a) & (b) and N	TRS 116.31034 (9)	) (a) & (b) sta	tes the following	:
8. Each person who is nominated as a candidate for  (a) Make a good faith effort to disclose any reasonable person to result in a potential con and  (b) Disclose whether the candidate is a men standing" if the candidate has any unpaid and	r membership on the ex financial, business, pro flict of interest for the other in good standing. I	ecutive board pursuant to fessional or personal relacandidate if the candidate for the purposes of this p	o subsection 4 or 5 ationship or interest were to be elected aragraph, a candida	must: that would result or wo to serve as a member o	uld appear to a f the executive board; to be in "good
<ul> <li>9. Except as otherwise provided in subsections 10 a</li> <li>(a) A person may not be a candidate for or</li> <li>(1) The person resides in a unit with, is consanguinity or affinity to another pers</li> <li>(2) The person stands to gain any perso</li> <li>(3) The person, the person's spouse or that association.</li> <li>(b) A person may not be a candidate for or person's spouse or the person's parent or ch</li> <li>(1) That master association; or</li> <li>(2) Any association that is subject to the</li> </ul>	member of the executive married to, is domestic to married to, is domestic ton who is also a member and profit or compensathe person's parent or commenter of the executivity, by blood, marriage	we board or an officer of to expartners with, or is related ter of the executive board tion of any kind from a m hild, by blood, marriage we board of a master asso or adoption, performs the	the association if: sed by blood, adopt I or is an officer of natter before the ex or adoption, perfor ciation or an office e duties of a comm	the association; ecutive board of the asso ms the dutics of a comm r of that master associat	ociation; or nunity manager for
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I am a candidate in good standing p	oursuant to NRS	116.31034(8) (b)	:		P¥es □ No
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The candidate must make all disclosure candidacy information. Except as other behalf of the candidate, to each member mailed pursuant to subsection 6, in the distribute any disclosure pursuant to this defamatory, libelous or profane.  Any additional information provided by the	wise provided in r of the association next regular mail s subsection if th	this subsection, the on with the ballot of the associate disclosure contains	ne association or, in the even cion. The association informations informations	shall distribute th t ballots are not p ciation is not obli on that is believed	e disclosures, on prepared and gated to to be
116.31034.  Signature of candidate	W			9-21.	18
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## Fairways at Fieldcreek Ranch Homeowners Association

CANDIDACY DISCLOSURE STATEMENT

· _	(Please Print or Type)				
Name Jennifer Rogers	Markwel				
Address		Reno	W	875	<del>II</del>
(Street)	(City)		(State)	(Zip)	<u> </u>
Are you a unit owner?  (NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsective executive board of at least three members, all of whom must be units' owner.	ion 5 of NRS 116.212, not laters.)		on of any period	of declarant's contro	Yes Do
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(b) Disclose whether the candidate is a member in good s standing" if the candidate has any unpaid and past due ass					
<ul> <li>9. Except as otherwise provided in subsections 10 and 11, unless</li> <li>(a) A person may not be a candidate for or member of the (1) The person resides in a unit with, is married to, is consanguinity or affinity to another person who is also (2) The person stands to gain any personal profit or constant of the person, the person's spouse or the person's public association.</li> <li>(b) A person may not be a candidate for or member of the person's spouse or the person's parent or child, by blood,</li> <li>(1) That master association; or</li> </ul>	e executive board or an o s domestic partners with, so a member of the execut compensation of any kind parent or child, by blood, se e executive board of a ma	fficer of the assoc or is related by blive board or is an from a matter be marriage or adopt ster association o	ood, adoption officer of the fore the execut ion, performs t r an officer of	association; tive board of the as the duties of a com that master associa	sociation; or munity manager for
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The candidate must make all disclosures required candidacy information. Except as otherwise provibehalf of the candidate, to each member of the asmailed pursuant to subsection 6, in the next regul distribute any disclosure pursuant to this subsectidefamatory, libelous or profane.	ided in this subsec sociation with the ar mailing of the a	tion, the asso ballot or, in t ssociation. T	ciation sha he event b he associa	all distribute t allots are not tion is not obl	he disclosures, on prepared and ligated to
Any additional information provided by the candidate 116.31034.	for the executive bo	ard is voluntar	y and is not	t a requirement	under NRS
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At Fieldcreek Ranch Homeowners Association www.fairwaysatfieldcreek.com

Board of Directors Business Meeting October 17, 2018

The Board Meeting starts promptly Following the Annual Membership Meeting The meeting will be held at Wolf Run Golf Course 1400 Wolf Run Rd. Reno, NV 89511

### **AGENDA**

1. CALL MEETING TO ORDER /ROLL CALL

Action

## 2. MEMBERSHIP OPEN FORUM

This is the portion of the meeting that is dedicated to membership input for items on the AGENDA ONLY.

This is the portion of the meeting that is dedicated to membership input for items on the AGENDA	ONLY.
3. <u>APPOINTMENT OF NEW BOARD MEMBERS</u>	Discussion/Action
4. <u>BANK SIGNERS</u>	Discussion/Action
5. 2019 BUDGET ADOPTION	Discussion/Action
6. PRESIDENTS REPORT	Discussion/Action
7. <u>APPROVAL OF MINUTES</u> A. July 10, 2018	Discussion/Action Discussion/Action
8. <u>FINANCIAL REPORTS</u> A. Financials- Review of Reports –June 2018, July 2018 B. Review of Bank Statements	Discussion/Action Discussion/Action Discussion/Action
9. NEW BUSINESS  A. Lowering of Assessments/Assessment Holidays	Discussion/Action
<ul><li>B. Asphalt Repair Proposals</li><li>C. Tree on Silver Wolf Road Removal Proposals</li></ul>	Discussion/Action Discussion/Action
D. Gate Camera Proposal E. Pedestrian Gate Addition	Discussion/Action Discussion/Action
F. 2019 Meeting Dates	Discussion/Action
G. Traffic Logix – Speed Radar Sign	Discussion/Action

#### 10. MANAGEMENT REPORT

A. Executive Session Report

Discussion/Action
Discussion/Action

#### 11. CORRESPONDENCE

Discussion/Action

Discussion/Action

#### 12. ITEMS TO BE ON NEXT AGENDA

13. MEMBERSHIP OPEN FORUM

This is the portion of the meeting that is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION.

14. 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.