

The Fairways at Field Creek Ranch
Board of Directors' Meeting Regular Session Agenda
Tuesday – November 29, 2016 ~ Immediately Following Membership Meeting
Location: Terra West Management Services
ADDRESS: 10651 Provisional Circle Suite A, Reno, NV 89521

Board Members

Jack Angaran	President	Tom Duncan	Vice-President
Mike Billow	Treasurer	Gretchen Swope	Secretary
Jim Beach	Director		

Management

Amy Meline, Provisional Community Manager	Terra West Management Services
Michelle Goodell, Director of Community Management	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 upon request to Terra West Management Services.

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. September 14, 2016 and November 16, 2016
- IV. Financial**
 - A. Review & Accept October Financials
 - B. Review 2015 Audit and Approve signing the Letter of Representation
- V. Committees (Appoint/Remove Members as applicable)**
 - A. Landscape Committee
 - B. Architectural Committee
- VI. Business**
 - A. Open, Review and Award contract for new management company
 - B. Update from Membership Meeting regarding potential removal and decide course of action on filling any vacant seats
- VII. 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)
- VIII. Adjournment**

AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS MAY BE HELD BEFORE/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 Phone: (775-853-9777) (Association dedicated phone line), or may be downloaded from your **community website by logging in at www.terrawest.com**. There may be a cost for paper or audio copies of minutes. There is no cost in downloading them from the association website.



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