

**The Fairways at Field Creek Ranch**  
**Board of Directors' Meeting Regular Session Agenda**  
**Monday – July 11, 2016 ~ 5:30pm**  
**Location: Terra West Management Services**  
**ADDRESS: 10651 Provisional Circle Suite A, Reno, NV 89521**

**Board Members**

Mike Vonada	President	Gary Fornfeist	Vice President
Lisa Martin	Treasurer	Mike Billow	Director
Jim Beach	Secretary		

**Guests Attending**

Gayle Kern, Kern & Associates

**Management**

Amy Meline, Provisional Community Manager	Terra West Management Services
Michelle Goodell, Director of Community Management	Terra West Management Services

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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. May 2, 2016
- IV. Financial**
  - A. May 2016
- V. Business**
  - A. Discussion regarding Architectural processes and decide course of action
  - B. Discussion on Board interpretation of the CC&R's regarding compliance matters
  - C. Discussion on possible CC&R revision and decide course of action
  - D. Open, Review and possibly Approve asphalt bids and/or decide any other course of action
- VI. 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)
- VII. Confirm Meeting Dates for 2016**
- 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), or may be downloaded from your **community website by logging in at [www.terrawest.com](http://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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