

ARROWCREEK HOA

c/o Associa Sierra North - 10509 Professional Circle #200, Reno, NV 89521
Phone: 775-626-7333; Fax 775-626-7374; Email: acservice@associasn.com

RECEIVED OCT 03 2016

September 9, 2016

BOARD OF DIRECTORS - CANDIDATE NOMINATION FORM

Dear ArrowCreek HOA Homeowner,

In accordance with NRS 116.31034, all homeowners are eligible to run for the Board of Directors. Please complete this form and the Candidacy Disclosure Statement if you wish to place your name on the election ballot. Ballot counting and announcement of results will be held at the Annual Meeting of the Members on Tuesday, December 6, 2016. Homeowners will be voting to elect four (4) Members to the Board of Directors, each for a 2-year term from December 2016 to December 2018. To have your name placed on the election ballot, completed nomination forms and candidate statements must be returned to Associa Sierra North at the address stated above no later than Wednesday October 26, 2016 by 5PM.

Please print legibly or type and sign below. This completed and signed form, signed Disclosure Statement and your one page candidate statement (optional) will be mailed to the membership with the voting ballot.

NAME OF NOMINEE: Joyce Seelen
PHYSICAL ASSOC ADDRESS & LOT # 10269 Copper Cloud Drive, Lot 152-062-04
PHONE AND/OR EMAIL (OPTIONAL): JAS 96750@yahoo.com
OCCUPATION: Retired Attorney

List your experience or professional accomplishments (approximately 50 words or less):
Partner in private litigation firm (Reno, Co.)
Deputy Prosecuting atty (Hi); Deputy Public Defender (Co.)
CASA & Humane Society volunteer (Reno)
ArrowCreek Board and committees member (Reno)

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):
I now have experience on the Board and am dedicated to protecting home values and nurturing the sense of community in ArrowCreek.

NRS 116.31034 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the board. Please indicate any possible conflict of interest that may affect your serving on the Board:
[X] NO CONFLICTS; YES, I MAY HAVE A POTENTIAL CONFLICT AS FOLLOWS:

I have been an Owner at ArrowCreek as of: 2012; I have been a Resident at ArrowCreek as of: 2013
I am a member of the ArrowCreek Golf Club: Yes [X] No

I will be willing to serve on the Board of Directors:
Signature: Joyce Seelen Date: 9-30-16
The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

AC \BOARD AC \BOO BIOS-NOMINATION FORMS AC.

ARROWCREEK HOA CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name

Joyce Seelen

Address

10269 Copper Cloud Dr. Reno NV 89511
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

Per NRS 116.31034(8) (a) and (b), please complete the following information regarding your candidacy.

8. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:

- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

None

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X

Date:

9-30-16

CANDIDATE STATEMENT OF JOYCE SEELEN

I've been involved with committees and the Board for several years. It's been an interesting time. Following are specifics I've been involved with and would to continue to tackle:



1. The Club at ArrowCreek is a neighbor. It owns the golf course and a vibrant Club. Sometimes the Club's interests and the ACHOA's interests diverge. During those times, it is a Director's job to advocate and work for the Homeowners. However a vibrant Club is an asset to the community. The Club is a neighbor and it keeps the fairways green and fire resistant. The maintenance teams of the ACHOA and the Club have worked together behind the scenes to resolve issues for years. Their cooperation is a model that the community can learn from. A good working relationship between the Club and the ACHOA increases a sense of community and protects home values. It is a "win-win". I would like to continue to explore and foster ways that the ACHOA and the Club can work together for the benefit of the community. The two organizations are currently looking at writing mutual grants to work on fire fuels management, creating easements to access lands more easily, sponsoring joint events and working on other areas of cooperation.
2. The ByLaws and the CC&Rs have not been revised since the community's inception in 1997. A committee has been revising the ByLaws for more than a year. I would like to work on completing them project and getting the documents to the homeowners for a vote next year.
3. A new Social Committee was formed this year. It has been working at sponsoring neighborhood gatherings and generating assorted neighbor-led interest groups. Pickleball, neighborhood Chefs, bridge, walking groups, crafters, the Art Guild, and other groups are generating excitement. I would like to work to help the assorted groups go forward.

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Please print legibly or type and sign below. This completed and signed form, signed Disclosure Statement and your one page candidate statement (optional) will be mailed to the membership with the voting ballot.

NAME OF NOMINEE: ROBIN P. RAKUSIN
PHYSICAL ASSOC ADDRESS & LOT # 1158 EAGLE VISTA CT.
PHONE AND/OR EMAIL (OPTIONAL): _____
OCCUPATION: RETIRED, VOLUNTEER

List your experience or professional accomplishments (approximately 50 words or less):

see attached

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):

see attached

NRS 116.31034 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the board. Please indicate any possible conflict of interest that may affect your serving on the Board:

NO CONFLICTS; YES, I MAY HAVE A POTENTIAL CONFLICT AS FOLLOWS:

I have been an Owner at ArrowCreek as of: 3/11; I have been a Resident at ArrowCreek as of: 3/11

I am a member of the ArrowCreek Golf Club: Yes No

I will be willing to serve on the Board of Directors:

Signature Robin P. Rakusin Date: 10/15/16

The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name ROBIN P. RAKUSIN

Address 1158 EAGLE VISTA Ct. RENO NV 89511
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

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Signature of applicant X Robin P. Rakusin Date: 10/15/16

BOARD OF DIRECTORS – ROBIN RAKUSIN’S CANDIDATE STATEMENT ATTACHMENT

EXPERIENCE/PROFESSIONAL ACCOMPLISHMENTS:

Served 4 years as ACHOA Vice President, Treasurer, and Director. Currently on ArrowCreek HOA Reserve, Budget & Finance, and Fuels Management and Fire Safety Committees. Also chaired the Governing Documents Committee while on the Board.

Over 35 years as CFO, VP Finance, VP Operations, Controller, etc. in high tech companies in the Bay Area. MBA from Stanford, Bachelors of Architecture and Building Science Degrees and Master of Science – Urban Environmental Studies Degree from Rensselaer Polytechnic Institute. Master of Science - Industrial Management coursework at Stanford University.



RELEVANT BACKGROUND:

My education, work, and HOA Board/committee experience make me especially suited to continue my volunteer work on the ACHOA Board of Directors. I look forward to bringing my leadership skills and community focus to the Board and to helping improve ArrowCreek by making wise enhancements that will positively impact our property values. My architecture/planning background will also be helpful with working with the consultants to develop a strategic plan for ArrowCreek.

MY GOALS FOR THE NEXT BOARD OF DIRECTORS:

1. Complete the years of work already done on the Governing Documents and bring the updated Bylaws and CC&R's to a successful vote of the homeowners. Includes approval of negotiations between The Club at ArrowCreek and the HOA that have been underway.
2. Complete the implementation of the new web site and make the web site available to committees/groups to provide better information to homeowners.
3. Work with consultants to do a study of homeowner expectations for improvements to ArrowCreek. Develop a strategic plan. Hold Town Hall(s) to garner homeowner reactions to proposed improvements with cost/benefit analysis.
4. Develop a plan for a parking area near the residence field for 2018 using dug up asphalt material from planned roadwork that we would otherwise have to pay to haul away.
5. Foster positive relationships with The Club at ArrowCreek. Encourage and enable cooperation on government grant applications for fuels mitigation efforts.
6. Support new Social Committee activities. Help improve community within ArrowCreek.
7. Generate ADRC guidelines to minimize/eliminate dangerous fuels being newly planted in ArrowCreek. Continue fuels mitigation efforts already underway.
8. Develop an active program to remove illegal thistle and other noxious weeds. This would be complementary to other fuels mitigation activities.
9. Publish residence field usage on the new web site so users of the field can see when others have scheduled to use the field, e.g., lacrosse and soccer practices.

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NAME OF NOMINEE: Roger D. Sheppard
PHYSICAL ASSOC ADDRESS & LOT # 10500 Rue D'Flore Lot #1527
PHONE AND/OR EMAIL (OPTIONAL): (775) 384-1131 roger_d_sheppard@yahoo.com
OCCUPATION: Retired 17 April 2015. 37 years as a Electronic Design Engineer/Principal Engineer

List your experience or professional accomplishments (approximately 50 words or less):
BSEE/MSEE Analog IC Design, Electrical Engineering, UC Berkeley, CA. 26 years at Hewlett-Packard and Agilent Technologies and 11 1/2 years at Tektronix, Inc. IEEE Senior Member, HKN Honor Society member, UC Berkeley Lifetime Alumni and part time lecturer for Mead education in Switzerland and the USA, 2004-2009, www.mead.ch.
Current voting member of the ACHOA ADRC Committee.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):
I bring a solid career of experiences based on engineering principles that include design of complex electronic systems, circuit design and meeting budgets and time schedules. Experience leading/managing teams, often with conflicting goals with report back to upper management.
Serving on the AC ADRC has given me insights into our community and the issues it needs to deal with.
I am concerned with keeping our community a great place to live and solving the problems it does have.

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X NO CONFLICTS; _____ YES, I MAY HAVE A POTENTIAL CONFLICT AS FOLLOWS:

I have been an Owner at ArrowCreek as of: 27 April, 2015; I have been a Resident at ArrowCreek as of: 1 May 2015
I am a member of the ArrowCreek Golf Club: Yes _____ No X

I will be willing to serve on the Board of Directors:

Signature Roger D Sheppard Date: 23 Oct 2016

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ARROWCREEK HOA
CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Roger D. Sheppard

Address 10500 Rue D'Flore Reno Nevada 89511
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

I am retired and not employed by anyone. Both my wife's and my income are based on personal investments that include IRAs, annuities, stock brokerage accounts and mutual funds. I don't believe any of those investments is in conflict with this HOA or has any influence over any decision I would make should I become a board member.

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

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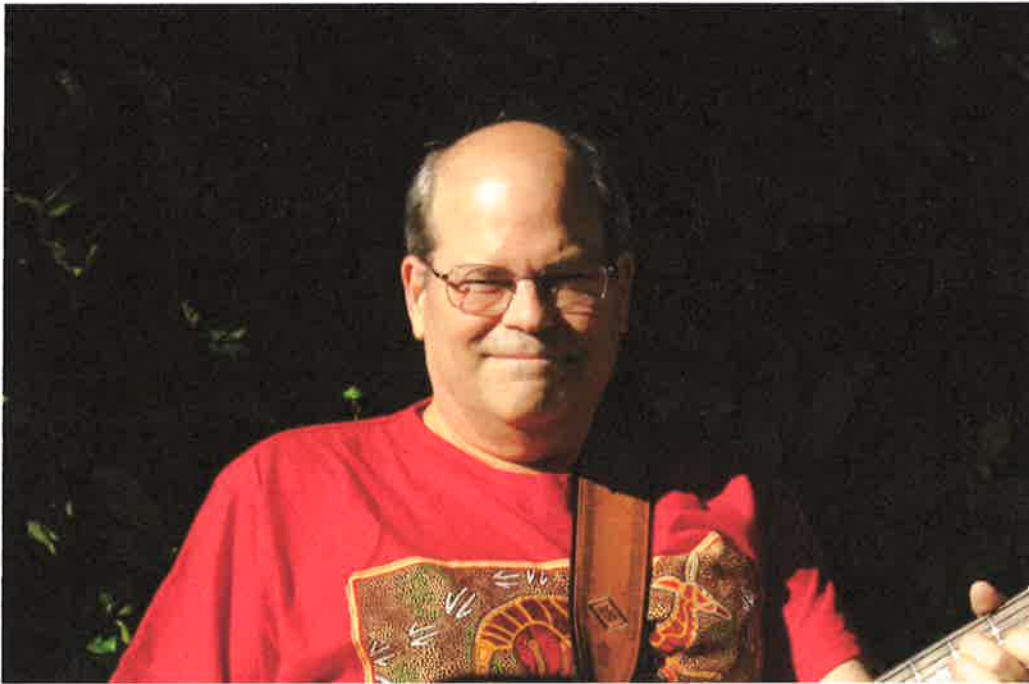
Signature of applicant X

Roger D Sheppard

Date:

23 Oct 2016

I Need and Want your VOTE
to continue the direction of an enhanced
ArrowCreek HOA



I am Roger D. Sheppard and I Stand For and Behind

- Transparency in all matters
- High integrity in representing the interests of ALL property owners
- Creating a strategic plan to chart the future while maintaining low HOA fees
- Fostering open and candid discussions on maintaining and improving our community for the benefit of all residents
- Open and publicized committee meetings as allowed by the NRS with scheduled meeting times to allow more community involvement
- Improved channels of open communications between the HOA, property owners and the non-residential area owners within ArrowCreek
- Commitment on respecting owner feedback to “Create a New ArrowCreek” (CNA) – “a Gated Community Enjoyed by All Owners”

This flyer is consistent with the guidelines of the NRS 116-31034 and is sponsored by Roger Sheppard

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Please print legibly or type and sign below. This completed and signed form and the completed signed Disclosure Statement will be mailed to the membership with the voting ballot.

NAME OF NOMINEE: Ronald W. "Ron" Duncan
PHYSICAL ASSOC ADDRESS & LOT # 3363 Nambe Dr. Lot: 1132
PHONE AND/OR EMAIL (OPTIONAL): (408) 691-1803; ron_duncan2001@yahoo.com
OCCUPATION: Technical Manager/Data Architect (Retired)

List your experience or professional accomplishments (approximately 50 words or less):
Used Bachelor of Science in Electrical Engineering, San Jose State University, to support the Defense Electronics Industry (GTE Government Systems/Geodynamics/Boeing) for over 40 years while gaining contracts and management experience. As Past President USAA Swim team achieved non-profit status (501C3) and successfully negotiated facility use with School District at affordable rates. Author of monthly Real Estate Facts articles on Arrowcreek411.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):
My experience is currently being used within the Architecture Design Review Committee (ADRC) in reviewing architectural engineering design consistency. Further contracts and negotiation experience is utilized as a member of the Governing Documents Committee. However, as a full board member, my abilities would be used to assist in the broader spectrum of issues; for example, in property values, property development and property management, that concern our community.

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I have been an Owner at ArrowCreek as of: 9/24/2000 ; I have been a Resident at ArrowCreek as of: 7/30/2004

I am a member of the ArrowCreek Golf Club: Yes _____ No

I will be willing to serve on the Board of Directors: Yes.

Signature Ronald W. Duncan Date: 25 Oct 2016

The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

**ARROWCREEK HOA
CANDIDACY DISCLOSURE STATEMENT**

(Please Print or Type)

Name Ronald W. "Ron" Duncan

Address 3363 Nambe Dr. ArrowCreek (Reno) NV 89511
(Street) (City) (State) (Zip)

Are you a unit owner? Yes No

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Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

None

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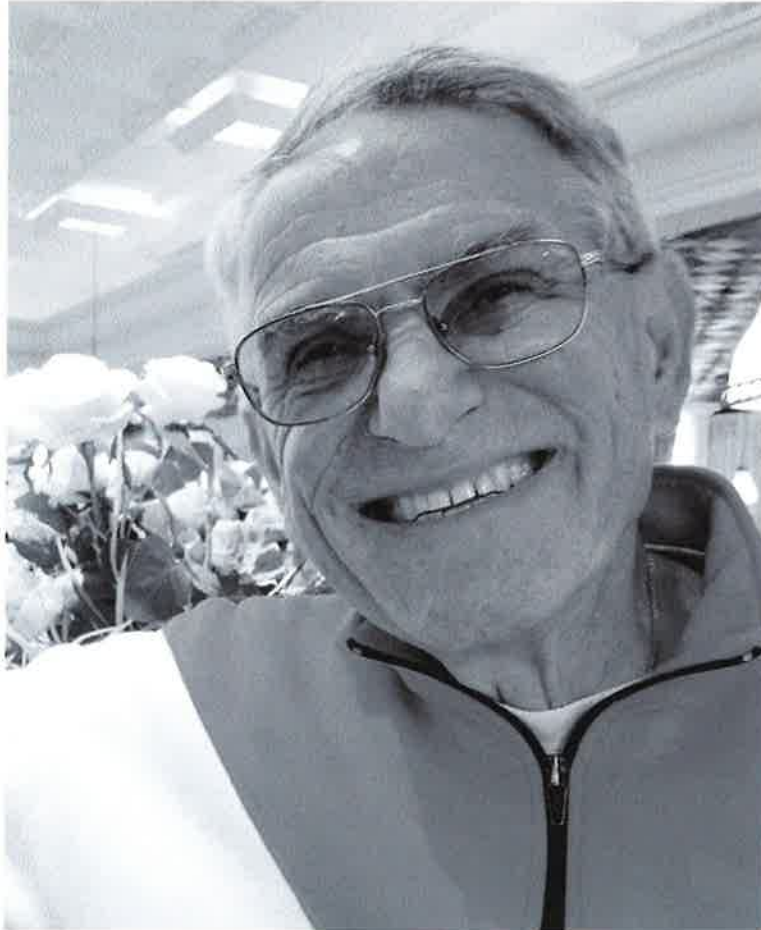
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Signature of applicant x Ronald W. Duncan Date: 25 Oct 2016

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To continue the direction of an enhanced ArrowCreek



I am Ron Duncan and I Stand For and Behind:

- Transparency in all matters
- High integrity in representing the interests of ALL property owners
- Creating a strategic plan to chart the future while maintaining low HOA fees
- Fostering open and candid discussions on maintaining and improving our community amenities for the benefit of all residents
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NAME OF NOMINEE: Carlos Mejia Jr
PHYSICAL ASSOC ADDRESS & LOT # 6165 S. Featherstone Cir. Lot: 5
PHONE AND/OR EMAIL (OPTIONAL): (408) 981.8662 CMJR9N@aol.com
OCCUPATION: Vice President Human Resources (Retired)

List your experience or professional accomplishments (approximately 50 words or less):
Past active Committee member on two HOA Communities in Silicon Valley. Possess B.S.in Engineering & Masters Degree in Human Resources with 35 years of progressive HR responsibilities in the high tech industry for mid to large cap companies. Member of Hot August Nights & Foundation, past and present member on the EBoard for two Reno Car Clubs.

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):
My business and social clubs experiences and transferable skills I believe will allow me to be an asset as a HOA Board Member to assist in the Operations, Tactical and Strategic plans of the Arrowcreek community. My Corporate and HOA experiences provides me a balanced perspective in developing proactive programs and resolving issues for the benefit of Arrowcreek owners and Club Members.

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I am a member of the ArrowCreek Golf Club: Yes _____ No X
I will be willing to serve on the Board of Directors: Yes.

Signature  Date: 10/26/2016

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(Please Print or Type)

Name Carlos Mejia Jr

Address 6165 S. Featherstone Cir Reno NV 89511

(Street) *(City)* *(State)* *(Zip)*

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, **the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.**)

Per NRS 116.31034(8) (a) and (b), please complete the following information regarding your candidacy.

8. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:

- (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

None

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. Yes No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X 

Date: 10/20/2016

I am asking for your VOTE
to help make our gated Arrowcreek
community the “Best it Can Be”



I am Carlos Mejia Jr and Stand For :

- **Communications:** Open exchange of information and ideas to improve the quality of programs for the benefit of all residents.
- **Candor:** Promote transparency of issues and strategic plans to enhance our community.
- **Commitment:** Focus on solutions and programs that are amicable to Property Owners and Resident Club Members.

I appreciate your support and Vote on Dec 6.

ARROWCREEK HOA

c/o Associa Sierra North – 10509 Professional Circle #200, Reno, NV 89521
Phone: 775-626-7333; Fax 775-626-7374; Email: acservice@associasn.com

September 9, 2016

BOARD OF DIRECTORS – CANDIDATE NOMINATION FORM

Dear ArrowCreek HOA Homeowner,

In accordance with NRS 116.31034, all homeowners are eligible to run for the Board of Directors. Please complete this form and the Candidacy Disclosure Statement if you wish to place your name on the election ballot. Ballot counting and announcement of results will be held at the Annual Meeting of the Members on **Tuesday, December 6, 2016**. **Homeowners will be voting to elect four (4) Members to the Board of Directors**, each for a 2-year term from December 2016 to December 2018. **To have your name placed on the election ballot, completed nomination forms and candidate statements must be returned to Associa Sierra North at the address stated above no later than Wednesday October 26, 2016 by 5PM.**

Please print legibly or type and sign below. This completed and signed form, signed Disclosure Statement and your one page candidate statement (optional) will be mailed to the membership with the voting ballot.

NAME OF NOMINEE: ALAN J. LIEBMAN
PHYSICAL ASSOC ADDRESS & LOT # 11005 MONTANO RANCH COURT
PHONE AND/OR EMAIL (OPTIONAL): ALAN-L @ CHARTER.NET
OCCUPATION: INVESTMENT MANAGER

List your experience or professional accomplishments (approximately 50 words or less):

SEE ATTACHED CANDIDATE STATEMENT

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):

I have been your ArrowCreek HOA Treasurer and President the past two years. I know our operations and history. I work well with HOA and management company staff. I've promoted inclusion and cooperation. Issues: 1) Keep our property values growing. 2) Explore new recreation and socializing opportunities owners desire and will pay for.

NRS 116.31034 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the board. Please indicate any possible conflict of interest that may affect your serving on the Board:

NO CONFLICTS; YES, I MAY HAVE A POTENTIAL CONFLICT AS FOLLOWS:

I have been an Owner at ArrowCreek as of: 2010; I have been a Resident at ArrowCreek as of: 2011

I am a member of the ArrowCreek Golf Club: Yes No

I will be willing to serve on the Board of Directors:

Signature Alan J. Liebman Date: OCT. 24, 2016

The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name ALAN J. LIEBMAN
Address 11005 MONTANO RANCH CT, RENO, NV 89511

Are you a unit owner? [X] Yes [] No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

Per NRS 116.31034(8) (a) and (b), please complete the following information regarding your candidacy.

- 8. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:
(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

Please respond to the statutory requirements cited above. Attach additional sheets, if necessary.

NO KNOWN OR POTENTIAL CONFLICTS OF INTEREST

- (b) Disclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

I am a candidate in good standing as defined above. [X] Yes [] No If no, please explain:

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy information. The association shall distribute the disclosures to each member of the association with the ballot in the manner established in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure pursuant to (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

NOTE: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. Further, the board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

Signature of applicant X Alan J. Lieberman Date: OCT. 24, 2016

Why you should vote to KEEP Alan Liebman on the ArrowCreek Board of Directors!

My ArrowCreek Board Experience

- First elected to Board in December 2014 for a two-year term.
- Selected by Board peers to be ArrowCreek **Treasurer** in December 2014
- Selected by Board peers to be ArrowCreek **Board President** in February 2016

My ArrowCreek Board Achievements

- Maintained safe and productive investment of \$6 million Reserve Fund.
- Encouraged staff use of Internet purchasing to save money on supplies and equipment.
- Promoted community harmony and calm after golf course issues were resolved
- Recruited ArrowCreek homeowners to serve on Board committees and Task Forces
- Wrote Charters for the new HOA Social and new HOA Landscape Committees
- Encouraged productive, non-panicky Safety and Wildfire Prevention policies
- Spearheaded Board Task Force to find replacement for retiring Operations Manager
- Initiated negotiations with The Club at ArrowCreek to give HOA *assured* future access to jointly used facilities and to lower future HOA costs
- Researched status of valuable ArrowCreek trademarks and wrote draft Trademark policy
- Resolved inter-personal disputes on the ArrowCreek Board
- Twice voted against the purchase of ArrowCreek golf course land by the HOA

My Education and Experience

- BA degree, Columbia University, physics. MS and PhD Yale University, applied physics
- R&D supervisor in technology at Xerox and AT&T for 14 years.
- Founder and President of Investment Management firm, 32 years and counting.
- Arrowcreek homeowner since 2010
- Member, Board of Directors, Temple Emanu-El, Reno. past 5 years
- Chairperson, Reno-AAII Investor Education Group, past 5 years. [Free, non-partisan public lectures on investing, finances and economics topics]
- Founder and Moderator, Reno Jewish Short Story Club, past 2-1/2 years.
- Flowering Sage Neighbor List originator and block party organizer, past 5 years

My Platform

I am in favor of the smallest number and least restrictive HOA rules and regulations possible. The French call this “laissez faire” ... meaning “let things be.” **I am AGAINST:** installing more stop signs, installing more traffic metering devices, lowering the “trigger” speed limit for fines, installing more security cameras, removing more greenery from common areas and homeowner lots, putting more restrictions on your landscaping, and heavy-handed rules enforcement at HOA facilities.

If you believe more rules like the ones listed above will keep you “safe” from the dangers of the world, then vote for someone else. As a money manager, I’ve learned we only progress when we take *calculated* risks. Most new HOA rules that are claimed to make us “safer” reduce the joy and benefit of living here. As ArrowCreek is fully built in a few years, we should consider if improved community facilities are desired. We must hone ArrowCreek’s real estate persona so our home values keep growing.

ARROWCREEK HOA

c/o Associa Sierra North – 10509 Professional Circle #200, Reno, NV 89521
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September 9, 2016

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Please print legibly or type and sign below. This completed and signed form, signed Disclosure Statement and your one page candidate statement (optional) will be mailed to the membership with the voting ballot.

NAME OF NOMINEE: _____ John Krisch _____
PHYSICAL ASSOC ADDRESS & LOT # __3640 Silver Vista Dr. __ Lot # 1402 _____
PHONE AND/OR EMAIL (OPTIONAL): _____ 775-851-2075 _____
OCCUPATION: Retired Electric Contractor _____

List your experience or professional accomplishments (approximately 50 words or less):
40 years of industrial electrical contracting and engineering in the United States, China and India. _____

How would your participation benefit the HOA and what specific issues or area of association management are of concern to you? (50 words or less):

__ Looking out for the ArrowCreek community is goal one. I am presently on the Board of Directors, budget committee, and ADRC. The ADRC continues to evolve as housing designs change and landscaping criteria becomes more important for fuel management (our living plants). On the Board of Directors, I have looked out for our monies, safety, home values, and future growth. We do have a well run HOA and I wish to continue in this role as a Board member. Let us applaud our staff members and Associa for an excellent job. Thank you all.

NRS 116.31034 requires that any applicant for a Board of Director position disclose any possible conflict they may have in serving on the board. Please indicate any possible conflict of interest that may affect your serving on the Board:
__X__ NO CONFLICTS; _____ YES, I MAY HAVE A POTENTIAL CONFLICT AS FOLLOWS:

I have been an Owner at ArrowCreek as of: 2001; I have been a Resident at ArrowCreek as of: 2005

I am a member of the ArrowCreek Golf Club: Yes __ (Social Membership) _____ No _____

I will be willing to serve on the Board of Directors:

Signature John J. Krisch Date: 10/26/16

The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

ARROWCREEK HOA
CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name JOHN KRISCH
Address 3640 SILVER VISTA DR RENO NV 89511
(Street) *(City)* *(State)* *(Zip)*

Are you a unit owner? Yes No

(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least three members, all of whom must be units' owners.)

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Signature of applicant X John J. Krusch Date: 10/26/16

ARROWCREEK CANDIDATE STATEMENT JOHN KRISCH

I have served on the ACHOA board for 4 years (2011 and 2013-2016). I am a practical vote on the board. I understand that everyone comes from a different perspective and I am interested in looking out for every homeowner in the community.

I have 40+ years' experience in the common workplace; working in the trenches and completing large and small industrial electrical projects. In addition I ran my own electrical contracting and engineering company for 20 years.



One of my goals as a board member in 2017 is to find out from owners if they are in favor of expanding the Resident's Club for greater use. I want to recognize how the community can work in conjunction with the Club at ArrowCreek on more collaborative efforts to bring the community together.

I currently sit on the Finance & Budget Committee and I see where our dollars go; what we need to spend and how to spend it. Did you know that the HOA carries insurance on three sculptures in the community? This is a small item, but an example of the countless details of the ACHOA. I am in favor of good compensation for our staff and Manager. For those who do not realize, the available work force in our area is thin and finding good people with a solid work ethic is difficult. ACHOA is very lucky to have the hardworking staff we do. I want to continue to offer a good medical plan and fair wages, and to show our appreciation and support to our staff.

I have served on the ADRC (Architectural Design Review Committee) since 2010, and plan to continue on this committee whether or not I'm re-elected to the Board. The proverbial "times are changing" is true on this committee. Housing designs are more varied and streamlined, with more solar energy, energy efficiency and different landscaping concepts. We are well aware of fuel mitigation and I have worked with the Fuels Committee to integrate safer landscaping practices in our community. I understand the perceptions of the ADRC and the difficulties that can be experienced getting through the process. I have been, and will continue to, take actions to smooth out the process and to make it more user-friendly.

I have lived in ArrowCreek since 2005. I have experienced first-hand that working together; the board, committees staff and management, the HOA is one well-oiled machine. The Board may have some minor differences from time to time, but my goal is to be a board member who works towards a unified process.

THANK YOU FOR YOUR VOTE!