RTD 00T 0 3 2016

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: OVCE > CELEN
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 lifigation furm Deputs Public Defander ( CASA + Human) Sacrety wolunteer Roman ( CASA) + Human Sacrety wolunteer ( CASA
and have experience on the Board and and and narturing the sense of community in Arrowcroels.
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: 20/2; I have been a Resident at ArrowCreek as of: 20/3  I am a member of the ArrowCreek Golf Club: Yes No
Signature  Date:  Date:  Date:  Date a one page candidate statement to be sent with these forms to the members. The candidate statement is optional.

Page 1 of 2

RECTO COLT C 3 2015

## ARROWCREEK HOA CANDIDACY DISCLOSURE STATEMENT

	(Please Print or Type)
Name	Joyce Seelen
Address	10269 Copper Cloud Dr. Keno NU 895 (City) (State) (Zip)
Are you a	unit owner?  Yes
than the te	3 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not later rmination of any period of declarant's control, the units' owners shall elect an executive board of at least three all of whom must be units' owners.)
Per NRS 1	16.31034(8) (a) and (b), please complete the following information regarding your candidacy.
(a) Ma	rson whose name is placed on the ballot as a candidate for a member of the executive board must:  ake a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be exted to serve as a member of the executive board; and
Please resp	bond to the statutory requirements cited above. Attach additional sheets, if necessary.
-	
be	sclose whether or not the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that required to be paid to the association.
I am a can	didate in good standing as defined above. Yes No If no, please explain:
information established pursuant to Any additio	ate must make all disclosures required pursuant to this subsection in writing to the association with his candidacy. The association shall distribute the disclosures to each member of the association with the ballot in the manner in the bylaws of the association, however, SB 183 (14) states: The association is not obligated to distribute any disclosure (NRS 116.31034) if the disclosure contains information that is believed to be defamatory, libelous or profane.
116.31034.	
Further, th for providing disclosure so in a statement	thing cited in this disclosure is intended to prevent a potential candidate from running for the board of directors. e board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or an inaccurate one or one with content that is defamatory, libelous or profane. Should a candidate not complete a statement, or should it contain content believed to be defamatory, libelous or profane, the board will note the fact ent to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division candidate who does not comply with the disclosure requirement.
Signatu	ere of applicant X Application Date: 9-30-16

Page 2 of 2

#### **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.

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**

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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):							
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: $3/1/$ ; I have been a Resident at ArrowCreek as of: $3/1/$							
I am a member of the ArrowCreek Golf Club: Yes No							
Signature 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

Name	Re	EAGUE (Street)	? RAK	(Please Print or T	уре)		
Address	1158	EAGLE	VISTA	Cr.	REN	· NV	895
		(Street)			(City)	(State)	(Zip)
Are you a	unit owner?	XYes □	No				
than the te		y period of de	clarant's contr			subsection 5 of NRS 110 an executive board of	
Per NRS	116.31034(8) (a	and (b), plea	se complete tl	he following i	nformation regardi	ng your candidacy.	
(a) M or	lake a good faith	effort to disclo a reasonable p	se any financial erson to result i	l, business, pro in a potential c		ve board must: relationship or interest th the candidate if the candid	
Please res	pond to the stat	utory requiren	nents cited abo	ove. Attach ac	ditional sheets, if r	necessary.	
° <del></del>							
be	isclose whether of deemed to be it e required to be j	n "good standin	g" if the candid	er in good stand date has any ur	ling. For the purpose paid and past due as	s of this paragraph, a canossessments or construction	didate shall not n penalties that
I am a can	ididate in good	standing as de	fined above.	Yes	□ No	If no, please expla	nin:
informatior established	n. The association in the bylaws of	on shall distrib the association	oute the disclos , however, SB	sures to each 183 (14) states	member of the asso: The association is r	to the association with ociation with the ballot and obligated to distribute matory, libelous or profan	in the manner any disclosure
Any additio 116.31034.		provided by the	candidate for t	the executive b	oard is voluntary and	l is not a requirement unde	er NRS
NOTE: No Further, th for providi disclosure in a statem	othing cited in the board will no ing an inaccura statement, or sh	t prohibit a ca te one or one w lould it contain led with electio	ndidate from a rith content tha n content believ n-related mail	nppearing on to at is defamator wed to be defar lings. Further,	ne ballot for failure ry, libelous or profa natory, libelous or p a complaint may be	running for the board of to provide a disclosure so ne. Should a candidate re profane, the board will no e filed with the Real Esta	statement, or not complete a ote the fact
Signat	ure of applicant	x Nol	! f.	Rahu	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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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: 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.
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: 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 NoX
I will be willing to serve on the Board of Directors:
Signature Roje Dhys 1 Date: 230 of 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.

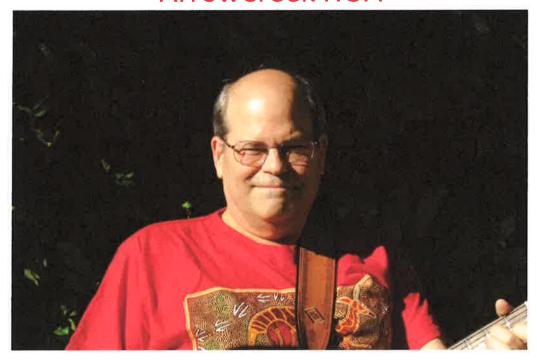
## ARROWCREEK HOA CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name	Roger D. Sheppard	,			
Address	10500 Rue D'Flore	Re	eno	Nevada	89511
	(Street)		(City)	(State)	(Zip)
Are you a	unit owner?				
than the te	B 182(13) modifies NRS 116.31034(1) rmination of any period of declarant's all of whom must be units' owners.)				
Per NRS 1	16.31034(8) (a) and (b), please com	plete the following	information regardir	ng your candidacy.	
(a) Ma or	rson whose name is placed on the ballot ake a good faith effort to disclose any fi would appear to a reasonable person to ected to serve as a member of the execut	nancial, business, pro result in a potential o	fessional or personal	relationship or interest tha	
l am re	oond to the statutory requirements ci etired and not employed by anyone. B ies, stock brokerage accounts and mu	oth my wife's and m	y income are based o	on personal investments	
_	s any influence over any decision I wo				
be	sclose whether or not the candidate is a deemed to be in "good standing" if the required to be paid to the association.				
I am a cand	didate in good standing as defined ab	pove. 🗆 🛣 Yes	□ No	If no, please explai	n:
information established pursuant to	ate must make all disclosures require . The association shall distribute the in the bylaws of the association, howev (NRS 116.31034) if the disclosure contains	disclosures to each er, SB 183 (14) state ains information that	member of the association is not selieved to be defan	ciation with the ballot in ot obligated to distribute a natory, libelous or profane	n the manner any disclosure
Any addition 116.31034.	nal information provided by the candida	te for the executive b	oard is voluntary and	is not a requirement under	· NRS
Further, the for providing disclosure s in a stateme	thing cited in this disclosure is intende e board will not prohibit a candidate ng an inaccurate one or one with cont statement, or should it contain content ent to be included with election-relate candidate who does not comply with	from appearing on t ent that is defamato t believed to be defa d mailings. Further,	he ballot for failure t ry, libelous or profan matory, libelous or p a complaint may be	o provide a disclosure st e. Should a candidate no rofane, the board will no	atement, or ot complete a ote the fact
Signatu	re of applicant X Rose d	Sym	Date:	23 of 2	016

Page 2 of 2

## 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"

REC'D OCT 25 2016

#### 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.

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

In accordance with NRS 116.31034, all homeowners in good standing 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 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 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. 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: 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

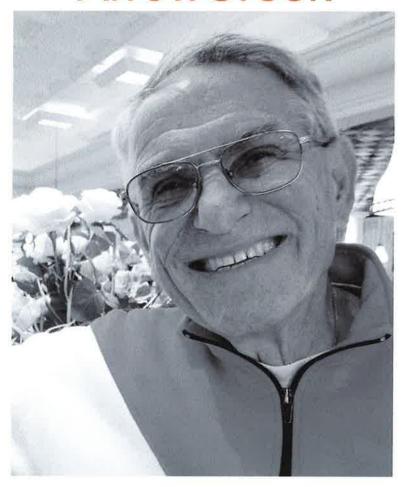
The Candidate Disclosure Form most also be completed, signed and returned. If you wish, you may also include a one

## 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)
	0 May 17 17			
Are you a unit own	ner? X Yes  No			
than the termination	) modifies NRS 116.31034(1) to state: Except of any period of declarant's control, the tom must be units' owners.)	t as otherwise provided in subsection units' owners shall elect an execut	5 of <u>NRS 11</u> ive board of	6.212, not later at least three
Per NRS 116.3103	4(8) (a) and (b), please complete the follow	ving information regarding your can	didacy.	
(a) Make a goo or would ap	se name is placed on the ballot as a candidate for faith effort to disclose any financial, busine spear to a reasonable person to result in a potentiarve as a member of the executive board; and	ss, professional or personal relationshi	p or interest th	nat would result date were to be
Please respond to the None	he statutory requirements cited above. Atta	ch additional sheets, if necessary.		
be deemed t	nether or not the candidate is a member in goo to be in "good standing" if the candidate has to be paid to the association.	d standing. For the purposes of this pa any unpaid and past due assessments	ragraph, a can or construction	didate shall not n penalties that
I am a candidate in	good standing as defined above. XY	Yes □ No If no,	please expla	in:
information. The ass established in the byl	make all disclosures required pursuant to sociation shall distribute the disclosures to elaws of the association, however, SB 183 (14) 5.31034) if the disclosure contains information	each member of the association with states: The association is not obligate	h the ballot d to distribute	in the manner any disclosure
	nation provided by the candidate for the execu	•	-	
Further, the board value for providing an ina disclosure statement in a statement to be against the candidat	ed in this disclosure is intended to prevent a will not prohibit a candidate from appearing ccurate one or one with content that is defat, or should it contain content believed to be included with election-related mailings. Fur e who does not comply with the disclosure r	g on the ballot for failure to provide a matory, libelous or profane. Should a defamatory, libelous or profane, the ther, a complaint may be filed with a requirement.	a disclosure s a candidate n board will no	tatement, or ot complete a ote the fact
Signature of app	dicant x Rayald W. Dur	Ran Date: 25	AF 20	16

# I Need and Want your VOTE 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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- Commitment on respecting owner feedback to "Create a New ArrowCreek"
   (CNA) "A Gated Community Enjoyed by All Owners"

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forms must be returned to Associa Sierra North at the address stated above no later than Wednesday October 2 2016 by 5PM.								
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: Carlos Mejia Jr								
PHYSICAL ASSOC ADDRESS & LOT # 6165 S. Featherstone Cir. Lot; 5								
PHONE AND/OR EMAIL (OPTIONAL): (408) 981.8662								
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 HOABOARD 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 esolving issues for the benefit of Arrowcreek owners and Club Members.								
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:								
I have been an Owner at ArrowCreek as of: 2/21/2010; I have been a Resident at ArrowCreek as of:2/21/2010								
I am a member of the ArrowCreek Golf Club: YesNo_X								
I will be willing to serve on the Board of Directors: Yes.								
Signature Date: /U/Z6/Z0/6								
The Candidate Disclosure Form must also be completed, signed and returned. If you wish, you may also include a one large 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	-	Carlos Mejia Jr					
Address		3165 S. Featherstone	Cir	Reno	NV	89511	
	(	Street)		(City)		(State)	(Zip)
Are you	a unit owner? _X Ye	s 🗆 No					
than the	SB 182(13) modifies N termination of any per s, all of whom must be	RS 116.31034(1) to state: iod of declarant's control, units' owners.)	Except as the units	otherwise provided owners shall el	l in subsection	1 5 of <u>NRS 116</u> tive board of	5.212, not late at least three
Per NRS	116.31034(8) (a) and	(b), please complete the	following	information regar	ding your ca	ndidacy.	
(a) I	Make a good faith effort or would appear to a rea	aced on the ballot as a cand to disclose any financial, is sonable person to result in the of the executive board	business, pr a potential	ofessional or perso	onal relationsh	ip or interest the	at would resul late were to be
Please re	spond to the statutory None	requirements cited above	e. Attach a	lditional sheets, i	f necessary.		
	3						
b	Disclose whether or not a be deemed to be in "goo are required to be paid to	the candidate is a member of standing" if the candidate the association.	in good star te has any 1	nding. For the purp unpaid and past du	oses of this pe assessments	aragraph, a cand or construction	lidate shall not penalties that
I am a ca	ndidate in good standi	ng as defined above.	X Yes	□No	If no	, please explai	n:
information information established pursuant to Any addition 116.31034  NOTE: Norther, the for providuisclosure in a statement	on. The association shall in the bylaws of the as to (NRS 116.31034) if the ional information provide.  Tothing cited in this disciple board will not problem an inaccurate one a statement, or should inent to be included with	sclosures required pursual distribute the disclosure sociation, however, SB 18 e disclosure contains informed by the candidate for the closure is intended to previbit a candidate from appor one with content that is tontain content believed h election-related mailing not comply with the disclosure	s to each (3 (14) state (mation that executive be event a poter (earing on to s defamato to be defa (s. Further,	member of the a s: The association is believed to be de oard is voluntary a  atial candidate fro he ballot for failu ry, libelous or pro matory, libelous or a complaint may	is not obligate famatory, liberal is not a recommendation of the comment of the c	th the ballot in the distribute and to distribute a clous or profane quirement under the board of a disclosure state a candidate not board will not be board will not be disclosure will not be disclosure will not be board will not be disclosure at the board will not be board.	n the manner any disclosure NRS directors. atement, or t complete a te the fact
	ture of applicant X		- 11 ~~		no. 10/29	12.16	

## 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.

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.

Statement and your one page candidate statement (optional) will be mailed to the membership with the voting ballot.							
voting ballot.							
NAME OF NOMINEE: ALAN J. LIEBMAN							
PHYSICAL ASSOC ADDRESS & LOT # 11005 MONTANO RANCH COURT PHONE AND/OR EMAIL (OPTIONAL): ALAN - 4 @ CHARTER • NET							
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. <i>Issues:</i> 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 <u>Owner</u> at ArrowCreek as of: <u>2010</u> ; I have been a <u>Resident</u> at ArrowCreek as of: <u>2011</u>							
I am a member of the ArrowCreek Golf Club: Yes No No							
I will be willing to serve on the Board of Directors:							
Signature alan Schwan Date: Oct. 24, 2016							
The Candidate Disclosure Formmust 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

(Diversible on True)
Name ALAN J. LIEBMAN
Address 11005 MONTANO RANCH CT, RENO, NV 8957 (Street) (Street) (City) (State) (Zip)
Are you a unit owner?
(NOTE: SB 182(13) modifies NRS 116.31034(1) to state: Except as otherwise provided in subsection 5 of NRS 116.212, not lat than the termination of any period of declarant's control, the units' owners shall elect an executive board of at least thr members, <u>all</u> of whom must be units' owners.)
Per NRS 116.31034(8) (a) and (b), please complete the following information regarding your candidacy.
<ul><li>8. Each person whose name is placed on the ballot as a candidate for a member of the executive board must:</li><li>(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would rest or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to elected to serve as a member of the executive board; and</li></ul>
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 the are required to be paid to the association.
I am a candidate in good standing as defined above.  Ves  No  If no, please explain:
The candidate must make all disclosures required pursuant to this subsection in writing to the association with his candidate information. The association shall distribute the disclosures to each member of the association with the ballot in the mann 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.

MM Tielman

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: OCT. 24, 2016

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

#### My ArrowCreek Board Experience

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

#### My ArrowCreek Board Achievements

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

#### My Education and Experience

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

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

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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 DrLot # 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. Zhio A. Date: 16/26/16  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

Name John KRISCH (Please Print or Type)							
Address	3640	SILVER	Vista	DR	RENO	NV	8951
		(Street)			(City)	(State)	(Zip)
Are you a t	unit owner? [	Yes 🗆 No					
than the ter	mination of any	es NRS 116.31034  period of declara  t be units' owners	ant's control, th	cept as other ne units' ow	wise provided in subsec ners shall elect an exe	tion 5 of NRS 11	6.212, not later at least three
Per NRS 1	16.31034(8) (a)	and (b), please c	omplete the fo	llowing info	rmation regarding you	r candidacy.	
(a) Ma	ke a good faith ow would appear to	effort to disclose ar	ny financial, bus n to result in a p	iness, profess otential confl	ber of the executive boar sional or personal relation ict of interest for the can	nship or interest t	hat would result idate were to be
Please resp	ond to the statu	itory requirement	s cited above.	Attach addit	ional sheets, if necessa	ary.	
be	deemed to be in		f the candidate I		g. For the purposes of thi		
I am a cand	didate in good s	standing as define	ed above.	Yes [	] No I	f no, please exp	lain:
information established	. The association in the bylaws of	n shall distribute the association, ho	the disclosures wever, SB 183	to each me (14) states: T	ection in writing to the mber of the association he association is not oble elieved to be defamatory	n with the ballot igated to distribut	in the manner e any disclosure
Any additio 116.31034.	nal information	provided by the car	ndidate for the ex	xecutive boar	d is voluntary and is not	a requirement un	der NRS
NOTE: No Further, th for providi disclosure in a statem	e board will no ng an inaccurat statement, or sh ent to be includ	t prohibit a candic e one or one with ould it contain co	date from apper content that is ntent believed t elated mailings	aring on the defamatory, to be defama . Further, a	ol candidate from runni ballot for failure to pro libelous or profane. Sh tory, libelous or profan complaint may be filed nent.	vide a disclosure ould a candidate e, the board will	e statement, or e not complete a note the fact
Signat	ure of applicant	x John	J Kr	inch	Date:	10/26/1	6

### 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!