



DIRECTORS PRESENT: DENNIS CRABB, PRESIDENT; KATEY FOX, VICE-PRESIDENT; JOHN MCKINNEY, SECRETARY/TREASURER; ANDY HOPPER, DIRECTOR; KEN MCNEIL DIRECTOR; AND RON MIYASAKI, DIRECTOR

DIRECTORS ABSENT: ONE VACANT SEAT

MANAGEMENT PRESENT: KAREN BROWN, COMMUNITY MANAGER; Cliff Tebbitt, Assistant Community Manager and Jan McKinney, Administrative Assistant with FIRSTSERVICE RESIDENTIAL

25 owners in attendance – Sign in sheet on file

Upon notice of duly given in accordance with NRS 116, the Board of Directors of Sierra Canyon Association held a Board of Director's Meeting on Wednesday, December 9th, 2015 at Sierra Canyon Association Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

A quorum was established with six of seven Board Member's in attendance and the meeting was called to order at 5:30 pm by Board President, Dennis Crabb.

II. HOMEOWNER FORUM

Agenda items only in accordance with NRS 116 – Board responses in italics.

A. Ron Drouin – Comments on the Village Life. Felt recent Board of Director's comment "...doing best they could with what they had" was disrespectful and condescending.

III. APPROVAL OF MINUTES

November 11th, 2015 Minutes: The Board reviewed draft minutes from the November meeting.

MOTION: John McKinney made a motion to approve the November 11th minutes. Duly seconded by Katey Fox.

Motion carried unanimously.

IV. REVIEW OF FINANCIAL REPORT

A. Treasurer's Report: John McKinney reviewed the November 2015 financials with the Board and those members in attendance.

B. Financial Statements – November 2015: The Board reviewed the November 2015 Financial statements.

MOTION: John McKinney made a motion to accept the current unaudited November 2015 financial statements & reports, acknowledging that the Board has fulfilled their duty to review the financials in accordance with NRS 116.31083, subject to the year-end audit. Duly seconded by Andy Hopper.

Motion carried unanimously.

V. COMMITTEE REPORTS

The Board of Directors may take action on items recommended during each report.

A. Architectural Review Committee: Appointment of new Board Representative. No report.

MOTION: Dennis Crabb made a motion to appoint Ken McNeil to represent the Board on the Architectural Review Committee. Duly seconded by Katey Fox.

Motion carried unanimously.

B. Budget & Finance Committee: Appointment of new Board Representative. No report.





MOTION: Dennis Crabb made a motion to appoint John McKinney to represent the Board on the Budget & Finance Committee. Duly seconded by Katey Fox.
Motion carried unanimously.

- C. Facilities Committee: No report.
- D. Maintenance Supervisor: The Board reviewed a report submitted by Ron Eckhardt, Association Maintenance.
- E. Fitness Coordinator Report: Lynn Peterson briefed punch card's sold, classes available to homeowners, participation numbers for the past month, and Village Games events participation & highlights. Lynn briefed planning progress supporting Fitness Challenge events scheduled for January.
- F. Community Manager Report: Karen Brown reported on the year-end mailer providing the 2016 Calendar, HOPA survey & Nomination Forms. In addition, Karen said management is planning for the 10 February 2016 Annual Meeting, the Lodge's parking lot sealing project was complete, the VOIP installation was complete, was a great savings on installation, phone purchase & the Fitness Center & Assistant Manager now have phones! The Groundskeeper clean-up of Villages 11 & 12 has been completed, the Transition of Village 13 & 14 is not ready, and that December's lunch sold out & dinner preparation is near completion.

VI. UNFINISHED BUSINESS - None at this time

VII. NEW BUSINESS

- A. Board Resignation - Joe Fad Fadrowsky - Receipt of: The Board received and accepted Joe Fadrowsky's resignation, and thanked him for his service.
- B. Board Appointment - Treasure - John McKinney: The Board acknowledged and ratified the appointment of John McKinney to the Board Treasure's position.
- C. Insurance Policies - Proposals - American Family Policies - Expire January 2016: The Board received only one proposal, from current provider American Family. Dennis Crabb will contact FirstService Residential regarding lack of proposals. Item continued to January's Board meeting.
- D. 2016 Meeting Calendar: Board discussed calendar draft and approved meeting dates on the calendar. Should any meetings need to be canceled it will be posted at the Lodge, on the website and sent via email blast.
MOTION: Katey Fox made a motion to accept the 2016 calendar. Duly seconded by John McKinney.
Motion carried unanimously.
- E. Nominating Committee - Volunteers - Appointment of: The Board acknowledged no one has yet come forward to volunteer for the Nominating Committee, to count ballots & announce outcome. Another announcement will be sent to Homeowners soliciting for volunteer interest.
- F. Village Life Magazine - 2016 Editions: Dennis Crabb noted the following six (6) points to be applied for future Village Life Magazine publication: 1) The magazine should include the Presidents monthly message, committee meeting & meetings in general reports; 2) Publication should be electronically distributed, with 200 hardcopies available at the Lodge;





3) Publication cost should be covered by advertising revenue; 4) Past writers can continue to contribute; 5) Publication will have themes; 6) and Community Manager will perform as the publication editor & review with Board direction, with Dennis Crabb & Katey Fox acting as Board's primary coordinators to usher the 2016 Edition transition. Dennis noted that Village Life is a newsletter, not a newspaper with no personal opinions, editorial cartoons or investigative reporting. Karen Brown made note that she wasn't to be the editor she was to review the final product and approve for publishing.

MOTION: Dennis Crabb made a motion to proceed with implementing six (6) recommended policy points for the Village Life Magazine 2016 Edition. Duly seconded by Katey Fox.

Motion carried unanimously.

- G. Drainage Engineer – Proposal from: Board discussed cost of three (3) potential service providers; Summit Engineering @ \$110 per hour, CFA @ \$120 per hour, and Padovan Consulting @ \$110 per hour. Dennis Crabb will draft a scope of work for Board review. Board elected to continue the agenda item to the January's Board meeting.

VIII. LEGAL – None at this time.

IX. HOMEOWNER FORUM

Open comments on any items

- A. Nancy Chantos – Commented on Somerset Committee developing two (2) surveys (one for SOA and one for SACN), expressed concern for Village 11 & 12 water runoff management.
- B. Pam McNeil – Commented on the last Reno Neighborhood Advisory Meeting, i.e.; noted recognizing another SACN homeowner having attended, and described the Development Focused program that youth unemployment and development.
- C. Mike Farrell – Commented on Waste Management Discounts accorded to customers over 70, free trash service disabilities, and to beware of billing & rate schedule fraud.
- D. Joe Maltose – Commented on collection authority regarding capitalization/transfer/ARC fee(s) and questioned whether SACN had to be subordinate to SOA as the Master. Dennis Crabb stated the SOA & SACN relationship is permanent as the Community Developer initially established.
- E. Loren Farrell – Commented on a Letter regarding SACN traffic issues and potential solutions.
- F. Terri Thompson - Submitted letter requesting the Lodge to be opened at 5:30 a.m. In Mr. Bower's absence Karen Brown, Community Manager reported the cost of earlier operating Lodge hours is estimated to be and additional \$14.75 plus 30 additional minutes of utilities expenses per day. *The Board does not believe earlier operating hours is warranted.*

X. BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- A. Insurance Policies – Proposals – American Family Policies – Expire January 2016
- B. Drainage Engineer – Proposal from

XI. NEXT MEETING DATE

The next Board of Director's Meeting is scheduled for Wednesday, January 13th, 2016 at 5:30 PM at the Aspen Lodge.

XII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:20 pm.





Respectfully Submitted for Board review and Approval:

APPROVED



Secretary/Treasurer

1-13-2016
Date

