

SIERRA CANYON ASSOCIATION
BOARD OF DIRECTOR'S MEETING
February 11, 2015
Meeting Minutes

CALL TO ORDER/DETERMINATION OF QUORUM

The meeting of the Sierra Canyon Association Board of Directors was called to order by Dennis Crabb, Board President, at 5:30 p.m., at the Aspen Lodge. All seven Board Members were present. A Quorum was established.

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|------------------------|---------------|----------------------|
| Board Members Present: | Dennis Crabb | President |
| | Katey Fox | Vice-President |
| | John McKinney | Secretary |
| | Joe Fadrowsky | Treasurer |
| | Ken McNeil | Director |
| | Andy Hopper | Director |
| | Ron Miyasaki | Director |
| Others Present: | Mike Aguilar | Executive Director |
| | Kris Lindberg | Associa Sierra North |
| | Mandy Scarff | Associa Sierra North |

Homeowners Present: See sign in sheets.

HOMEOWNER COMMENTS

Homeowner Karen Wales asked about sidewalk repairs
Homeowner Alice Yucht is concerned about the Board keeping their promise of transparency, and accountability. She is concerned that there were no minutes for homeowners to review, and that the Board is making decisions without the designated Committees review and contribution.

APPROVAL OF MINUTES

Review and Approve January 14, 2015 Board of Director's Meeting Minutes

The Board reviewed the minutes. However D. Crabb is concerned that they were not available on the website for the homeowners to review.

MOTION: D. Crabb moved to postpone approval of the January 14, 2015 Board meeting minutes until the next meeting to allow adequate time for the homeowners to review.
K. Fox seconded the motion. All in favor, motion passed unanimously.

FINANCIALS

Review and Approve Current Un-Audited Financials

No financials to review at this time.

COMMITTEES REPORTS

Facilities Committee Report & Recommendations on Carpet Installation & Request to Proceed with Additional Work Using Available Funds

K. Fox gave a brief summary and status of the carpet replacement, and an extensive summary regarding furniture replacement; the full report is available upon request.

MOTION: A. Hopper moved to approve utilizing Sage Interiors services for the furniture replacement recommendations, not to exceed \$2,000.00.
J. McKinney seconded the motion. All in favor, motion passed unanimously.

UNFINISHED BUSINESS

- a. 2015 Insurance Coverage Presentation - American Family Insurance-Brett Charbonneau
Brett Charbonneau gave an extensive presentation.
K. McNeil asked if American Family can provide an expert to the homeowners. R. Miyasaki asked for clarification on crime & forgery, if it related to employees.
D. Crabb explained the exclusions from the policy; commonly; earthquake, freezing pipes, arson, terrorism, etc. M. Aguilar added that the volunteers are covered under the workman's comp policy.
- b. Contract with FAAD for Janitorial Service per Previous Award of Bid
F.A.A.D Janitorial - 6 days \$3,861.00/month 7 days \$4,337.00/month
MOTION: K. McNeil moved to ratify approval of the bid from FAAD for 6 days of janitorial service for \$3,861.00 as presented.
J. Fadrowsky seconded the motion. All in favor, motion passed unanimously.
- c. Subcommittee Report on Contact Negotiations with First Service Residential Commencing March 2015 and Possible Action on Management Service Contract
J. Fadrowsky stated that both himself and John McKinney have reviewed and are satisfied with the contract arrangements made with First Service Residential. A copy has been circulated around to the Board, with some changes to be made. A final copy will be provided.
MOTION: J. Fadrowsky moved to approve the management contract with First Services Residential with a start date of March 1, 2015, any and all documents will be provided to them by that date.
J. McKinney seconded the motion. All in favor, motion passed unanimously.

NEW BUSINESS/OTHER

- a. Working Group Report on Standardization of Committee Charters and Special Project Request Process/ Recommend Board Action
R. Miyasaki gave a brief summary, and wanted to thank Wayne Wilson & Linn Melvin for their assistance with the standardization of the charter templet. He stated that they are still a few editorial changes to be made. J. McKinney gave a brief summary and history on the special project requests. D. Crabb suggested that they refer this item back to the Facilities Committee.
MOTION: R. Miyasaki moved to approve the Working Group Report on Standardization of Committee Charters and Special Project Request Process with editorial changes.
A. Hopper seconded the motion. All in favor, motion passed unanimously.
- b. Subcommittee Recommendation on Filling of Architectural Review Committee Vacancy
K. McNeil gave a brief summary. He stated that interviews were conducted, and it came down to three applicants; however one of those three withdrew their application. After discussion, the Committee recommends Linn Melvin as the new Architectural Committee member.
MOTION: K. McNeil moved to approve the Linn Melvin as the new Architectural Committee member.
J. McKinney seconded the motion. All in favor, motion passed unanimously.
J. Fadrowsky added a comment that it was a good idea to include the candidate form in the Board pack for review.
- c. Acceptance of Transition Committee Report & Discussion of Recommended Actions
D. Crabb gave an extensive summary, the full report is available upon request. He went on to acknowledge all the members that put their time and effort into this, excellent work!
K. McNeil stated that #8 on the last page, add "planting & seeding", and request that Pulte put the area back to its original condition, and re-slope. #6 inspections of landscape & facilities, he stated that it would be worthwhile to actually measure the Lodge to verify the square footage.

A. Hopper called out "point of order" – acceptance of this item does not rely on this item, however J. Fadrowsky does agree with the suggestion, it's a good idea in order to estimate replacement costs.
R. Miyasaki spoke about the square footage "findings". Pulte included the patio in the square footage of the Lodge. A. Hopper stated that there is a long list of recommendations on the report, some don't apply anymore. K. Fox added her recommendations regarding the Lodge. The full discussion of recommendations is available via the recorded minutes upon request.

MOTION: J. Fadrowsky moved to approve the Transition Committee's report and recommended actions with changes as discussed.

K. Fox seconded the motion. All in favor, motion passed unanimously.

d. Executive Director's Report – Revisions to Independent Contractor Payment Process to Resolve Past Difficulties

The report was provided to the Board in the pack, and is available upon request.

e. Community Managers Report

The report was provided to the Board in the pack, and is available upon request.

CORRESPONDENCE

None at this time

FUTURE AGENDA ITEMS

- Budget & Finance Committee needs members
- Discussion on Intersection on Somerset Parkway and Villages 11 & 12
M. Aguilar stated he spoke with Chris Downum and she assured him that Pulte is aware of the issue and is currently working on removing some of the plantings to make line-of-sight better.

HOMEOWNER COMMENTS

Homeowner Glenda Powell spoke about the Transition Committee report.

Homeowner Alice Yucht asked if future plans will be posted on the website.

Homeowner Loren Farrell asked if they have workers comp coverage now. He went on to express concerns regarding the animal waste left around and asking if they are getting more / new receptacles. He stated that he would be more than willing to assist in the community, there are plenty of retire officers himself included. He suggested that they take advice, and maybe put together some kind of security committee.

A Homeowner asked the Board for an update on the Golf Course purchase.

Homeowner Don Moore thanked the Board for their time and effort on the transition. He mentioned that they placed more responsibility on Maya, and asked if they were considering an assistant for Mike and if they the management changes were a voted item in the community.

A Homeowner stated that employees are outsourced a lot and if the employees were moving in that direction.

Homeowner Wayne Vandergriff stated the mow strips need to be figured out, and arson needs to be clarified because it is not covered.

Homeowner Ray Lee asked about insurance and referenced the reserve study covering only the Lodge property, not the structure itself, he suggested that Board get somebody to come out and inspect the structure itself.

Homeowner Harold Allred requested a breakdown of the services First Service Residential intends on providing the homeowners. He went on to provide the Board with some concerns he has about the Lodge, and surrounding landscape and asphalt.

Homeowner Ron McGushin spoke about the equipment replacement for the Lodge, and asked about an ETA.

Homeowner Dale Stephens asked for clarification on landscaping and the mow strip tree. He asked if the same rules apply to the common areas. Mike gave a brief explanation.

ADJOURNMENT

MOTION: With no further business to discuss, J. Fadrowsky moved to adjourn the meeting. J. McKinney seconded the motion. All in favor, the meeting was adjourned at 6:38 P.M.

Respectfully Submitted,
Associa Sierra North
As Agent for Sierra Canyon Association

Approved By:
Sierra Canyon Association

Kris Lindberg, Community Manager

John McKinney
Sierra Canyon HOA Secretary