



**DIRECTORS PRESENT:** LOREN FARELL PRESIDENT; STEVE GUDERIAN, VICE-PRESIDENT; MARYANN MCKINLEY, SECRETARY; AMY BERNS, DIRECTOR; ED CURLEY, DIRECTOR; AND ALAN STROPPINI, DIRECTOR

**DIRECTORS ABSENT:** RAY LEE, TREASURER

**MANAGEMENT PRESENT:** DARYL LARSON, DARCEE HARRIS & MELISSA RAMSEY

32 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, May 10, 2017 at Sierra Canyon Association Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

### **CALL TO ORDER/ESTABLISHMENT OF QUORUM**

Loren called the meeting to order at 5:28 pm and a quorum of Members was present.

### **HOMEOWNER FORUM**

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

Sue Whitaker spoke about Sierra Canyon Voice post card notification sent to residents; village delegates needed and requested.

Lance Chontos-Discussed the facilities committee meetings changing meeting time in the library.

Libess Holguin-Request that the April minutes be corrected on the following; Objects with the shall to may in the charter description within communication committee. Requests PRG's to reflect from shall to may due to conflict of interest within the Facilities report on a trial basis. She also requested that the spelling of her last name be corrected to Holguin.

### **APPROVAL OF MINUTES**

May 10, 2017: The board reviewed draft minutes from the April 12 2017 meeting with request for changes.

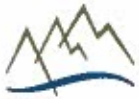
A. Page 2 item A. Alan Stroppini gave report

B. Rockery Wall- Board voted to reject minutes to reflect denial/rejected

**MOTION:** Amy Berns moved to approve the April 12<sup>th</sup>, 2017 Board of Director's Minutes following the two corrections. Alan Stroppini seconded; Motion carries unanimously.

### **REVIEW OF FINANCIAL REPORT**

A. Treasurer's Report: Maryann McKinley provided the report on behalf of Ray Lee. Operating fund cash balance of \$220k and a reserve cash balance of \$967k. Operating cash less prepaid assessments result in unencumbered cash of \$80k representing 25 days of operating cash on hand. Operating cash has decreased by \$88k between January and March due to payment of accrued accounts payable invoices (\$-44k); payment of annual insurance premiums (-\$16k); and increased



operating expenses (-\$59k). It is likely that we will exceed our operating by ~\$60k or equivalent to \$4 more in monthly assessments. At this time, we believe a special assessment is not needed, but the deficit will need to be caught up in future assessments. Reserve cash of \$445k was successfully transferred from Morgan Stanley to UBS Financial Services in February. We are now earning between 1.16% and 2.61% on FDIC insured CD's with maturities of 2.5 years to 4.5 years which is in line with our investment policies and projected reserve expenditure needs.

- A. Current Year to Date Financial Statements: Board reviewed the March 31, 2017 Year to Date financial statements as presented and reported on.

**MOTION:** Maryann McKinley made a motion to acknowledge the board's review of the current unaudited March 2017 financial statements per NRS 116.31083. Steve Guderian seconded; motion carries unanimously.

## REPORTS

- A. Architectural Review Committee: Alan Stroppini requested to evaluate lodge availability to change Architectural meeting to different dates monthly. He will inform the board once they have confirmed dates.

- B. Budget & Finance Committee: Dennis Pellegrino reported snow removal over budgeted in 2017 by \$55,000. Sierra Canyon and Somerset will be bidding on snow removal for the 2018 season. Dennis also touched on the Rockery Wall inspections for Villages 11-15 have not been done.

- C. Facilities Committee: Harold Allred reported on the Pulte handicap signs at sales office was on the table to open into regular parking spaces, no updates on when this maybe completed or done. Harold also spoke on the library hours for use by small committees of six or less. The board approved at the April 12, 2017 meeting hours from 3-5 pm. They would like to have an additional group called the Screen Writers Group use the room every Wednesday from 9-11 am and the Librarian Diane Fix will monitor how these hours will work or affect the use of the library.  
**MOTION:** Steve Guderian motioned to accept the Writers Screen Group on Wednesday's from 9-11 am in the library. This will be on a four-month trial basis. Maryann McKinley seconded the motion. Loren Farell and Amy Berns opposed the motion, the motion carries by 6-4 vote.

- D. Website/Communication Committee: Steve Guderian reported that the RFPs are ready to be sent out to seven vendors by email for the re-design of the Sierra Canyon website. The deadlines on all proposals are due by June 30, 2017 by 5 PM. January 2018 is the estimated completion date for the new website to be up and running for all homeowners to utilize.

- E. Management Report: Daryl Larson reported on welcoming two new team members: Kylee Joseph, Communications Coordinator and Scott Baily, Maintenance Tech. Easter event had a great turn out and was located at Aspen Lodge. Karaoke was also a big success. First Service Residential will be providing an ARC training for the committee on May 18<sup>th</sup> and another in June. Burgarello alarm installation for the lodge will be installed on May 15<sup>th</sup>. Daryl's Den will be held on May 18, 2017 from 10-11 am.



- F. Legal update on drainage and lodge: Loren noted that the Board is continuously moving forward with counsel and more updates to come as it progresses.

### UNFINISHED BUSINESS

- A. Drainage Inspection Plan and Maintenance: Loren presented and discussed the ratification of the Unanimously Written Consent and Proposal from Environmental Services in the amount of \$8,480.00 for the repairs in the common area located behind 9355 Hidden Park Drive. Signatures from all the board members are required to accept this consent. The Unanimously Written Consent form was signed by all board members and on file.
- B. Contracting of an Engineer for Consulting Needs: Tabled until the June board meeting, still researching for more engineers.
- C. Rockery Wall Inspection & Maintenance: The board tabled until the June board meeting.
- D. ARC Application Disclaimer: Tabled until the June or July 2017 board meeting. The board is waiting on new committee applicant interviews so new members can provide feedback on the forms as well.

### NEW BUSINESS

- A. Village life status and contract: Tabled until the June board meeting, further discussion needed between Canyon Vista and Village Life with the financial cost on both.
- B. Policies, Rules and Guidelines: Steve Guderian discussed that we need to review and revise, these with the assistance of First Service Residential and the Board. No action taken at this time.
- C. Common area maintenance repair and drainage: The Vue requested in writing and provided drawings for permission to use the North side common area of Sierra Canyon to repair their current drainage issues.  
**MOTION**: Steve Guderian motioned to accept pending a letter from the Vue with further details on responsibility, maintenance, approval, and insurance. The Vue will be liable for any damages thereafter and continue to hold current insurance and be responsible for maintaining any maintenance going forward for the common area where these repairs are performed. Amy Berns seconded; motion carries unanimously.
- D. Dehumidifier Lawsuit: The Board requested our association attorney Eva Segerblom to send a formal final letter to Pulte in regards to resolving the Dehumidifier issue before filing a lawsuit. Eva also recommended to the board that they send out a ballot to all homeowners to vote with details before they file an official lawsuit. The ballot will be prepared in advance and a presentation will be given to all homeowners prior to the ballot being sent.



- E. Development to the West: 350 homes to be built on Hwy 40 zone R1 as the process continues the road usage will be evaluated. Loren Farell received a letter from John Krmpotic at KLS wanting to present at an open board meeting. Eva Segerblom recommended that the board hold off on this until KLS provides more details on the sewer assessment district.
- F. Association Attorney: Loren and the board discussed a change in our association legal attorneys from Gayle Kern & Associates to Leach, Johnson, Song & Gruchow. The board stated that the proposed law firm has more assets and ability to have more attorney representation if needed in the future.  
**MOTION:** Loren Farell motioned to approve the new law firm of Leach, Johnson, Song & Gruchow. Steve Guderian seconded; motion carries unanimously.

**HOMEOWNER FORUM**

***Open comments on any items.***

Pam McNeil spoke to the topics before the NAB at their May 9<sup>th</sup> meeting. Development Projects: Meridian 120 South, Village 1 & 2 78 Single family residential subdivision tentative map and special use permit for fills of 10 feet or more; Presentations by Claudia Hanson, Planning Manager; Adult business license ordinance is being revised. Although there are to be First Amendment issues to be considered, businesses can be regulated based on secondary effects; Verdi Development - West Meadows, Meridian 120 North, and now Meridian 120 South; there has been no activity at 39 Ventures (Rock Crushing Facility). When asked about the Mortensen Property, about 900 acres to the west of Sierra Canyon and north of West Meadows, the response is that nothing is known; Bill Gall, Senior Civil Engineer is retiring after 30 years with City of Reno; Update from Councilwoman Naomi Jardon: 6 new police officers discussed during budget workshop.

Dave Suhr offered to help with the website and expressed concern over the current directory not functioning properly.

**BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS**

- Contracting for an engineer for Consulting needs
- Rockery Wall
- Village Life
- ARC Disclaimer

**NEXT MEETING DATE**

The Board will meet again on June 14, 2017 at 5:30 PM.

**ADJOURNMENT**

Loren Farell moved to adjourn the meeting at 7:13 pm. Seconded by Steve Guderian; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

  
Board Secretary

