



DIRECTORS PRESENT: LOREN FARELL – PRESIDENT; RAY LEE – TREASURER;
ALAN STROPPINI – DIRECTOR; AND AMY BERNS – DIRECTOR

DIRECTORS ABSENT: STEVE GUDERIAN - VICE-PRESIDENT

MANAGEMENT PRESENT: MELISSA RAMSEY, MONICA RIOS, KYLEE JOSEPH, AND RON
ECKHARDT

47 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, January 10, 2018 at Sierra Canyon Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Loren Farrell called the meeting to order at 5:30 pm and a quorum of Members were present.

HOMEOWNER FORUM

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

Loren Farrell announced that management was able to negotiate with Weight Watchers and the group will be staying and going on about business as normal.

Nancy Chontos inquired as to why board trainings are being offered in January when there is an election in February. *Melissa noted these trainings were not specific to Sierra Canyon, but available to all FirstService Residential clients.*

APPROVAL OF MINUTES

The board reviewed draft minutes from the November 8, 2017 meeting. Alan Stroppini requested that it be noted the board did not hold a meeting on December 13, 2017, as the board did not have a quorum.

MOTION: Amy Berns moved to approve the November 8, 2017 Board of Director's minutes as presented. Alan Stroppini seconded; Motion carries.

Loren Farrell informed the community that Maryann McKinley resigned during the December executive session. In addition, Loren informed the community that the Board received Steve Guderian's resignation as well. Loren read Steve's resignation to the community, which is attached hereto.

REPORTS

- A. Architectural Review Committee: Robert Dreiling reported that the ARC has not met due to the slow winter months, but will pick back up in February. The ARC met with the AGC, which he believed to be positive, noting progress was made. He also stated that the AGC has no prior knowledge that ARC's authority was being taken away. Additionally, Robert reported that Somerset has revamped their Aesthetic Guidelines, which Somerset will provide a copy of to the ARC in order for the ARC to mirror the association's design guidelines with Somerset's.



B. Budget & Finance Committee: Dennis Pellegrino reported that the committee reviewed October and November financials, recommending to the board they are approved. Dennis stated that the committee is looking into events, as the number of attendees seems to be down. He also noted the committee believes the key card entry system is not a viable option and cannot be supported from a financial standpoint. Lastly, Dennis noted the current committee members would like to stay on for another year, but still needing one more volunteer.

MOTION: Ray Lee made a motion for the board to accept the Budget and Finance Committee members to stay on for another year. Amy Berns seconded; Motion carries unanimously.

C. Facilities Committee: Harold Allred reported on the library partition, front vestibule, and sound proofing the Tahoe/Sierra room doors. Harold stated that the committee met with a different contractor to do the work on the library partition, which they will be moving forward with but would request additional funds should they go over the original proposal amount.

MOTION: Ray Lee made a motion to approve \$7,500 for the project. Amy Berns seconded; Motion carries unanimously.

Harold went on to discuss the lodge improvements, including the front vestibule. The committee will present the ideas to the new board once seated. Ray Lee inquired about the approximate cost for the improvements which Harold noted of \$100,000 for the front vestibule and the two expansions in the back/side of the lodge at approximately \$90,000 and \$130,000. Regarding the idea of sound proofing the Tahoe/Sierra room doors, which he indicated that the committee is tossing ideas around at this time. Amy Berns asked Harold about expanding the Aspen Lodge parking lot. Harold stated that a previous study was done and there would be room to add 16 additional parking spaces at the cost of \$50,000.

D. Website/Communication Committee: Alice Yucht reported that the committee and website designer are deep in construction of the foundation for the new website. The committee hopes to have a mock website up and running by the first quarter of the year. Alice thanked the staff who has been attending meetings and heavily involved in the process. Additionally, every resident will need an e-mail address in order to register for the new website and the resident directory will need to be re-constructed from scratch. Alice noted the board will need to review the committee's charter once the website is launched.

E. Management Report: Monica Rios reported that there were many successful events in 2017 with DeeDee working with Edward Jones to have them sponsor bigger events. The rock wall inspection report should be received from Wood Rodgers by the end of January. A walk with Pulte for the Ch. 40, Villages 11-15 occurred on December 5, 2017. Monica reported that herself and Alan Stroppini met with David Hagen of Welsh Hagen Associates to serve as needed for the community when items create a conflict for Seth Padovan in the relationship between the master and sub-associations. Melissa Ramsey reminded owners assessments are \$98 per month.



- F. Legal Update on Drainage and Lodge: Loren Farell reported that the board is moving forward with obtaining local general contractors to come out to look at the dehumidifier and provide bids. Additionally, Loren commented on the walk with Pulte and the board has agreed to place a pump in one of the drainage problem areas to help mitigate flooding and water flowing in to an owner's backyard.
- G. President's Report: Loren Farell reported that there is a new policy in place by Waste Management that they no longer take recyclables that are outside of the can. He will be meeting with SOA's board President, along with board members from other sub-associations to discuss the PUD and Bylaws. Loren provided the community with the upcoming candidate nights and election night dates. An incident between a resident and FirstService associated was mentioned as the Association has a bullying policy with a no tolerance approach by the board. He mentioned that the board is looking in to putting in a flashing crosswalk on Somerset Ridge Pkwy, as there is a blind spot that is a safety hazard. Lastly, Loren covered some of the board's 2017 accomplishments, including but not limited to: Created traffic patterns for trucks, installed a security system in the lodge, facilitated a fire study which includes removal of brush as a fire prevention measure, coordinated several meetings/events with influential and/ educational speakers, nominated for "Large HOA of the Year", hired two new legal teams who are aggressive and have the HOA's best interest at heart. Loren advised that Steve Guderian and Frank Leto, two SACN community members, are on the SOA board which will assist in bringing SOA and SACN together. Loren closed by adding that while serving on the board had its "moments" the results were rewarding.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Ray Lee reported on the November YTD financials, commenting on the snow removal expenses and plan for 2018. The delinquency is impressively low at \$5,000 with only four accounts in collections. Ray stated the Budget and Finance Committee is looking closer at events, but from a financial stand point events are breaking even and there is not an issue. Fitness has increased by 14%, as well as visits to the lodge that have increased.
- B. YTD Financial Statements: Board reviewed the November financials as reported by the Finance Committee.
MOTION: Ray Lee made a motion for the board to accept the November financials pending year end audit. Amy Berns seconded; Motion carries unanimously.

UNFINISHED BUSINESS

- A. Lodge Key Card Entry System Bids: Ron Eckhardt obtained two bids for the key card entry system. Ron reported that both vendors are comparable in scope of work and part of the project includes replacing the door hardware on three of the doors.
- RFI submitted a bid that came in at \$33,000.
 - TID submitted a bid that came in at \$30,145.
- Ray Lee stated that the door hardware is budgeted under the reserve study. Ron stated he can obtain new bids strictly for the door hardware. The board does not feel comfortable moving forward with the key card entry system at this time, but believes safety is still a concern. To mitigate the concerns, it was decided to have Lodge Attendants lock the side and back doors at dusk.





- B. 2018 Special Assessment: Ray Lee stated that there is no special assessment at this time and the board will not know until bids are obtained for the dehumidifier.
- C. PRG Updates & Organization: Amy Berns stated that there are no updates at this time and is a work in progress.
- D. Rockery Wall Inspection & Maintenance: Kylee Joseph reported that Wood Rodgers has completed the evaluations of Villages 1-10 and inspections of Villages 11-15 with a report from Wood Rodgers expected by month end.

NEW BUSINESS

- A. Consulting and Engineering: Loren Farell stated that the board will be making use of the Welsh Hagen Associates as elaborated on above in the management report.
- B. Staff Usage of Fitness Center: Loren Farell proposed to the board that they allow on-site FirstService Residential staff to use the Aspen Lodge fitness center during their off hours. This was done previously when the staff were employees of the association. Limited to fitness center and pool only.
MOTION: Loren Farell made a motion to allow FirstService Residential on-site staff to use the Aspen Lodge fitness center during their off hours. Ray Lee seconded; Motion carries unanimously.

HOMEOWNER FORUM

Open comments on any items.

Nancy Chontos commented on the West Park progress and planning. Truckee Meadows parks has a page to accept donations for the fund should owners wish to donate.

Sue Whitaker reported on the Sierra Canyon Voice, Village Delegates. She and Pat Raynak will host resident soiree's for an informal opportunity to meet with candidates.

Harold Allred commented the front vestibule enclosure is designed to allow for check-in and office space. The parking lot changes would require a PUD amendment.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- 2018 Special Assessment
- PRG Updates & Organization
- Rockery Walls Inspection & Maintenance

NEXT MEETING DATE – March 14, 2018, at 5:30 PM.

ADJOURNMENT

Ray Lee moved to adjourn at 7:25 pm. Amy Berns seconded; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

Board Member



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