



DIRECTORS PRESENT: LOREN FARELL - VICE-PRESIDENT/SECRETARY; MARYANN MCKINLEY – DIRECTOR; STEVE GUDERIAN – DIRECTOR; AND RAY LEE – TREASURER via phone

DIRECTORS ABSENT: KATEY FOX, PRESIDENT; AMY BERNS - DIRECTOR; and ANDY HOPPER - DIRECTOR

MANAGEMENT PRESENT: MELISSA RAMSEY; KATHLEEN HALL; AND DARREN NULL

30 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 11, 2017 at Sierra Canyon Association Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Loren Farell called the meeting to order at 5:33 pm and a quorum of Members was present.

HOMEOWNER FORUM

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

Loren Farell first read a statement to the owners present regarding the Dehumidifier.

As many know, there are been ongoing issues with the dehumidifier and the proper temperature control within our enclosed swimming area. The staff at SC has been diligently monitoring the situation over the past several months and during this time, Pulte has attempted to address the issues that we face. We at SC have an obligation to allow a contractor to repair work done by them that has not been completed in a satisfactory manner. They are doing this at this time. The roof has been replaced, the dehumidifier has been serviced numerous times, and parts have been replaced. Unfortunately, we still have problems with the completed work and the Board of Directors wants to assure the members of our community that we are working toward a satisfactory solution to the situation and have sought legal assistance in the matter. Please be patient as we are aware and your Board of Directors are addressing the issues. Up to date information will be provided, when available.

Loren further commented that Melissa Ramsey was the acting Community Manager and was working with the board accordingly. More to be addressed later.

Nancy Chontos questioned why the drainage in Village 11-13 wasn't an unfinished item as previously requested. *Board noted it would be made clear later on.*

Jill Lehr commented on the monthly publication of Village Life and the need for articles.

Marcia Kakiuchi inquired if the Board would be considering another fence stain option.

Mickey Finn commented on drainage concerns in Village 12

Jack Leonard commented on the pool conditions with the dehumidifier as called another community that had a working unit.

Libess Holguin commented that the board packet was not available online for meeting again and questioned why since the board was going to verify. *Management and Board noted a need for verification.*



APPROVAL OF MINUTES

November 9, 2016: Board reviewed draft minutes from the meeting

MOTION: Steve Guderian moved to approve the November 2016 Board of Director's Minutes. Ray Lee seconded; Motion carried unanimously.

REVIEW OF FINANCIAL REPORT

A. Treasurer's Report: Ray reviewed the November financials with the Board and noted the committee is reviewing several contracts including advertising and collections. The monthly matrix is updated and posted on the kiosk once numbers provided by staff. 2016 usage numbers show the Lodge usage is up 25% to a total of 55,532.

B. Current Year to Date Financial Statements: Financial statements through November 30, 2016 were provided to the board for review.

MOTION: Ray Lee made a motion to acknowledge the Board's review of the current unaudited November 2016 financial statements. Steve Guderian seconded; Motion carried unanimously.

REPORTS

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

A. Architectural Review Committee: Bob Dreiling noted that ARC received correspondence from Somersett regarding the revocation of approval on several items which limits the committee. He requested a review of the documents between the ARC and Somersett's AGC to minimize confusion and create efficiencies. Upcoming painting submittals could be a problem as owners are settling with Pulte.

B. Budget & Finance Committee: Maryann McKinley reported on behalf of the committee as she has been assisting during the member changes. Although there was not a formal meeting in November or December, informal discussion occurred around landscaping invoicing and coding, advertising revenue versus expenses, CD rates, and staffing learning the monthly dashboard statistics. Committee recommending Board approve Dennis Pellegrini as the Chair and Debbie Mather as Secretary.

MOTION: Ray Lee moved to approve the committee positions. Steve Guderian seconded; motion carried unanimously.

C. Facilities Committee: Glenda Powell reported the committee came up with strategic objectives which focused on work in the Lodge vestibule for expansion options. Other areas identified included the parking lot and expansion of the Sierra/Tahoe rooms. Glenda also notified the board of her resignation from the committee effective February 28, 2017. Board thanked her for her time and leadership on behalf of Sierra Canyon.

MOTION: Loren Farell moved to approve the Facilities Committee obtaining proposals for expansion of the vestibule areas with review by Budget & Finance for a cost benefit analysis. Maryann McKinley seconded; motion carried unanimously.

D. Somersett Traffic Ad-Hoc Group: Loren Farell reported disappointment in the groups focus on Somersett and not Sierra Canyon. To ensure Sierra Canyon's representation, Steve Guderian will be replacing Loren on the group. Areas of focus continue to be the Somersett Ridge Pkwy road work in the median and Area 6 construction traffic which is to go through Del Webb Pkwy E.

E. Maintenance Supervisor: Darren Null provided report for the Board which was included in the board packet. Several projects are on the agenda for board action to resolve some general maintenance related repairs. Darren continues to monitor the dehumidifier project closely in conjunction with JLS and Johnson Controls.



- F. Compliance Report: Kathleen Hall reminded owners that a majority of exterior violations are on winter holds until May 1 with a reminder notice going out in April to correct the issue. The board further added that an owner needs to double check for compliance before making changes to the home and a summary of items can be found on the monthly dashboard.
- G. Community Manager: Melissa Ramsey provided report for the Board which was included in the board packet. It was noted a Fitness Challenge was starting January 25 with Lynn for 4 weeks. Board Elections coming in February with statements due back on January 12 at 5 pm. Melissa recommended the Board consider a more formal inclement weather procedure. Board discussed different options and items to consider. Item to be reviewed further by new board but in the interim Melissa will work with the President should closures need to occur of the Lodge.

Loren read the following statement into the record before proceeding to unfinished business.

There are issues regarding flooding, drainage, spread of DG material, and questions regarding damage caused, or the potential for damage that has been or may be caused. There have also been questions regarding traffic along Somerset Parkway and "blind intersections safety issues." Be assured, the Board of Directors are aware of these issues and we are consulting with various entities and professionals to work toward a solutions. As we are given information that can be passed along to our residents, we will have them published via email and newsletters. Additional information and updates will also be given at each board meeting. Your attendance is encouraged. It is our hopes that many if not all of these issues can be addressed and hopefully brought to an acceptable conclusion.

UNFINISHED BUSINESS

- A. Common Area Turnover – Village 13 & 15: Steve Guderian reported the checklist items are still unresolved and the list will be part of the discussion around drainage concerns moving forward.
- B. Fuel Reduction: Melissa reported the proposal had been signed by Somerset and move associations will be receiving correspondence on the work moving forward. No further action needed at this time and the agenda item can be removed.
- C. Walking Stick Drainage Bids for Repair: Board provided an updated proposal from Reno Green, dropping the cost below \$5000 to \$4958.
MOTION: Maryann McKinley moved to approve the updated proposal from Reno Green to correct the issues at Walking Stick which are isolated from other drainage concerns. Ray Lee seconded; motion carried unanimously.
- D. Events Committee Charter: Draft charter submitted again for board review. Discussion occurred around the need for a formal committee versus a working group or key volunteers. Item tabled to allow board further time to review existing committees and Events needs.

NEW BUSINESS

- A. Reno Green Trail Maintenance Invoice: Work was done around the trails to prepare them for asphalt work based on an approval from Somerset for immediate action. Invoice arrived later which led to discussion by both boards on the responsibility and approval methods. Given the amount of the original invoice, \$16,000, the board felt it was important to discuss at an open meeting.
MOTION: Ray Lee moved to approve the modified invoice from Reno Green on the Trail maintenance of \$7,925.63, which is after a Reno Green discount and split with Somerset. Maryann McKinley seconded; motion carried unanimously.



- B. Updated Budget & Finance Charter: Maryann McKinley presented an updated draft of the committee's charter for review by the Board. Board had no questions or comments.
MOTION: Maryann McKinley moved to approve the updated Budget & Finance Charter. Ray Lee seconded; motion carried unanimously.
- C. Heater Repairs for Track/Gym Proposal: Proposal for ambient temperature kits before the board to fix the units in the gym/track area.
MOTION: Steve Guderian moved to approve the proposal for \$1,560 from Pyramid Mechanical Services. Maryann McKinley seconded; motion carried unanimously.
- D. Gym Window Repair Proposal: Proposal received to re-caulk gym window.
MOTION: Steve Guderian moved to approve the proposal for \$1,075 from Capital Glass. Loren Farrell seconded; motion carried unanimously.

Maryann commented that these proposals fall within the limits of the Community Manager to approve. Melissa noted that given management change she preferred to bring items forward at this time.

- E. Reno Green Village 14 MEA Repairs: Based on walk through of the area with Somerset, a list of items was created for repair so that it can be accepted by Somerset as part of the Maintenance Easement Agreement. Cost will be tracked, but is a reserve expense.
MOTION: Steve Guderian moved to approve the Reno Green proposal of \$16,993.12 for the repair costs of Village 14 Common Area for the MEA. Ray Lee seconded; motion carried unanimously.
- F. HOA Insurance Bids: FirstService Financial coordinated the renewal of the HOA's insurance policies with proposals from current carrier of American Family with a \$22,483 annual premium and a new proposal from Labarre/Oksnee with a \$28,145 annual premium. Recommendation is to renew with American Family.
MOTION: Ray Lee moved to renew the association's insurance policies with American Family. Steve Guderian seconded; motion carried unanimously.
- G. 2016 Audit Proposal: Board received proposal from Hilburn & Lein to complete the 2016 Year End Audit and Taxes. They completed the 2015 Audit.
MOTION: Steve Guderian moved to accept the engagement of Hilburn & Lein with a not to exceed amount of \$5,475 for the 2016 Audit and Taxes. Maryann McKinley seconded; motion carried unanimously.
- H. Dehumidifier/Lodge Repairs: Board provided several statements during the course of the meeting noting their concern on the matter and that it was not being ignored but rather they were following proper steps in the process recovery in a NRS 116 claim.
MOTION: Ray Lee moved to engage Eva Segerblom and her law firm of Maddox, Segerblom, & Canepa for the possible recovery of funds related to the dehumidifier repairs under NRS Ch. 116. Steve Guderian seconded; motion carried unanimously.
- I. Common Area Drainage: Board provided several statements during the course of the meeting noting their concern on the matter both short and long term. The issue is not being ignored with various experts reviewing the areas identified in Villages 11-15, however this does not relate to Villages 1-10.
MOTION: Ray Lee moved to engage Eva Segerblom and her law firm of Maddox, Segerblom, & Canepa for the repairs of Villages 11-15 under NRS Ch. 40. Steve Guderian seconded; motion carried unanimously.



HOMEOWNER FORUM

Open comments on any items - Board responses in italics.

Pam McNeil provided an update on NAB items including the Commission hearing information regarding Area 6 by Toll Brothers. Update noted the move of the trailhead to West Park and need for mitigation of the rock wall.

Nancy Chontos commented on the change of the west park based on the commission hearing and the Somersett committee requesting an additional acre of land from Toll Brothers.

Harold **XX** inquired on the price of the repairs costs of the MEA (*\$16,993.12 from Reno Green*) and if there were any repairs or solutions in place on the drainage concerns (*all being reviewed*).

Mickey Finn commented on the need for action on the drainage behind Wakefield as it is an emergency actionable item for the Board to take seriously. *Loren advised the board is taking very seriously but also relying on the experts.*

Alice Yucht inquired about the change in the manager and if the turnover was typical. *Melissa responded that the industry does have high turnover and FirstService looks to find the right fit which does not always work, but that she stays involved with the Board on the process. Loren added that owner bullying behavior is a problem which with the new policy in place will not be tolerated.*

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

None

NEXT MEETING DATE

The Board will meet again on February 8, 2017.

ADJOURNMENT

Steve Guderian moved to adjourn the meeting at 7:34 pm. Seconded by Maryann McKinley; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

Board Member