



DIRECTORS PRESENT: LOREN FARELL – PRESIDENT; DALE STEPHENS- VICE-PRESIDENT;
SUZANNE FLYNN – SECRETARY; ALAN STROPPINI – DIRECTOR;
VIRGINIA CASAZZA – DIRECTOR; AND THOMAS HEDGER - DIRECTOR

DIRECTORS ABSENT: RAY LEE – TREASURER

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

OTHERS PRESENT: SETH PADOVAN – CIVIL ENGINEER

50 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, March 14, 2018 at Sierra Canyon 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 5:30 pm and a quorum of Members were present.

HOMEOWNER FORUM

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

Donald Lang commented on SOA's rockery wall lawsuit and questioned whether Sierra Canyon owners have to pay for their rock walls.

APPROVAL OF MINUTES

The board reviewed draft minutes from the January 10 and February 14, 2018 meetings. Virginia Casazza requested that the February 14 minutes be updated to reflect the no votes and asked that they come before the Board for approval during April's meeting.

MOTION: Alan Stroppini moved to approve the January 10, 2018 Board of Director's minutes as presented. Loren Farell seconded; Motion carries unanimously.

REPORTS

A. Architectural Review Committee: Bob Dreiling reported the ARC has met three times since February 20 and has reviewed 21 proposals with most proposals forwarded to Somerset, with the exception of four that were denied. Connie Pellegrino has stepped down from the ARC and it has received two applications and is recommending Ken McNeil to join the ARC and Charles Sudberry to join on an as needed basis.

MOTION: Alan Stroppini made a motion to approve Ken McNeil and Charles Sudberry as members of the ARC; Loren Farell seconded. Motion carries unanimously.

B. Budget & Finance Committee: Virginia Casazza announced that she is resigning from the committee. Dennis Pellegrino thanked Virginia for her service on the committee. Dennis went on to report that the association is positive \$36,500 per the January unaudited financials. Additionally, Dennis reported that the association is \$10,000 below budget for snow removal and \$7,000 below for salary. Dennis recommended to the Board that they accept the January financials. Dennis also recommended that the Mutual of Omaha CD be withdrawn and moved to USB where it can be properly insured.

MOTION: Virginia Casazza made a motion to immediately close the Mutual of Omaha CD and move it to USB; Loren Farell seconded; Dale Stephens opposed. Motion carries.



Dennis recommended the Board accept Don Vilelle as a new member of the committee.
MOTION: Loren Farell made a motion to accept Don Vilelle to the committee; Alan Stroppini seconded. Motion carries unanimously.

- C. Facilities Committee: Harold Allred recommended to the Board that they reinstate the current committee members serving.

MOTION: Dale Stephens made a motion to reinstate all current serving members; Suzanne Flynn seconded. Motion carries unanimously.

Harold brought to the Board's attention that Facilities is currently an Ad Hoc committee and requested the Board establish them as a standing committee.

MOTION: Loren Farell made a motion to establish the Facilities Committee as a standing committee; Dale Stephens seconded. Motion carries unanimously.

Harold reported that we currently have a great opportunity to remodel the Aspen Lodge office to create a more workable environment at the cost not to exceed \$1500. Harold recommended the Board approve up to \$1500 for the remodel.

MOTION: Dale Stephens made a motion to approve the remodel not to exceed \$1500; Suzanne Flynn seconded. Motion carries unanimously.

Harold announced that the committee accomplished the soundproofing of the Tahoe room doors. It was discussed to bring the vestibule enclosure around to the billiards room for extra meeting space. The library wall partition is still in the works.

- D. Website/Communication Committee: Alice Yucht welcomed Virginia Casazza as the new board liaison for the committee. Alice reported that the committee has run a number of beta testers. They are addressing glitches as they are discovered Alice informed the Board that the roll-out of the new website is anticipated to be the middle of April. Lastly, Alice recommended to the Board that they allow a flyer to be distributed to the community regarding the new website.

- E. Management Report: Monica Rios reported on items, including recognitions of staff as well as event successes. Monica recommended to the Board that they move forward with the square system with register option to replace the existing POS system.

MOTION: Virginia Casazza made a motion to authorize contracting with square for running credit cards; Thomas Hedger seconded. Motion carries unanimously.

- F. Legal Update on Drainage and Lodge: Loren Farell reported on the status of the dehumidifier and Ch. 40 against Pulte. Pulte will be responding with an election to repair. RHP submitted a bid to replace the dehumidifier for \$206,900 excluding electrical and roof repair. The Board does not feel comfortable with proceeding, as they would like additional information. Loren requested that Tom, Dale, and Alan work with Monica to obtain additional details.

- G. President's Report: Loren Farell reported on the following items including, the crosswalk sign that will be put in at Kenton Trail and Somerset Ridge Pkwy. The Board would like to put together a contest for a design of a Sierra Canyon flag. Loren stated the Board worked on a mission statement for Sierra Canyon and is a work in progress. Loren announced that Somerset will be following up on compliance matters in Sierra Canyon. Loren encouraged owners to keep pets on a leash and use pet stations when walking their animals. Lastly, Loren announced that Sierra Canyon was presented an award by



Community Associations Institute as the best, large-scale Northern Nevada Homeowner's Association for the year 2017.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Dennis Pellegrino reported on behalf of Ray Lee. Please see the Budget & Finance Committee's report above.
- B. YTD Financial Statements: Board reviewed the January 2018 financials.
MOTION: Suzanne Flynn made a motion for the board to accept the January financials pending year-end audit. Thomas Hedger seconded; motion carries unanimously.

UNFINISHED BUSINESS

- A. Lodge Key Card Entry System Bids: Desert Hills Fire & Security submitted a bid: \$13,565.28 for the key card system itself; \$17,937.56 to replace the door hardware and install the key card system. The Board has tabled this decision.
- B. 2018 Special Assessment: The Board has tabled this decision.
- C. PRG Updates & Organization: Virginia Casazza spoke to the importance of updating the association's governing documents and looking for inconsistencies. Virginia recommended putting together an Ad Hoc committee. The Board discussed creating a working group opposed to an Ad Hoc.
MOTION: Loren Farell made a motion to establish a working group and Loren will be responsible for the group; Dale Stephens seconded; Virginia Casazza opposed. Motion carries.
- D. Rockery Wall Inspection & Maintenance: Seth Padovan reported on SOA's rock walls and explained to the community that Sierra Canyon owners are responsible for the maintenance of the rock walls, as it refers to the SOA general common area. Seth explained the rockery wall report prepared by Wood Rodgers, which included an evaluation and inspection of Villages 1-15, which the Board received the full report.
MOTION: Thomas Hedger made a motion to accept Wood Rodger's report as presented; Loren Farell seconded. Motion carries unanimously.

NEW BUSINESS

- A. Establishment of Committees & Charters:
- Landscape – The Board discussed creating a committee to report any landscape issues and look over Reno Green as needed. After much discussion, the Board unanimously decided that they should rely on the contracted vendor and management staff.
 - Events – Virginia Casazza proposed an events committee to help bring new ideas to DeeDee. After much discussion, the Board unanimously decided that a committee is not needed.
 - Strategic Planning – The Board will be holding workshops that owners are more than welcome to attend.
 - Sierra Canyon Voice – Suzanne Flynn let Sue Whitaker speak to this item, as Sue is the group administrator. Sue requested that the group be formed in to a standing committee. Loren Farell suggested the Board review the proposed charter and come back next month to discuss and vote.



- Election – Melissa Ramsey asked the Board to consider an Elections Committee to help avoid the issues that arose from this past election. The Board agreed to take action on this item next month.

B. Confidentiality Forms for Committees: Loren Farell stated that all committee members need to sign the updated confidentiality form.

MOTION: Alan Stroppini made a motion to have all committee members sign the updated form; Suzanne Flynn seconded. Motion carries unanimously.

HOMEOWNER FORUM

Open comments on any items.

Nancy Chontos commented on the us v. we in regard to Somersett. Nancy stated that there will be a seminar on how to use the Somersett website. Nancy informed the community that there will be a garden tour on June 20th.

Donald Lang stated DeeDee is doing a great job with events and if residents have suggestions, we do have a suggestion box located in the lodge. He commented on the landscape topic, stating "if you see something say something." Lastly, he questioned if SOA contributes to Sierra Canyon's rock walls and if not, why do we pay for theirs.

Adrienne Thomle requested that the RHP proposal be posted for owners to view.

Deborah Vajretti commented on the previously discussed MOU and what the Board plans to do about the dying junipers in mow strips.

Harold Allred stated that the Facilities Committee respectfully declines any responsibility having to do with landscaping.

David Proehl commented on Sierra Canyon Voice becoming a committee and recommended the delegates could become specialists for the committee where they bring issues to the committee's attention.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- 2018 Special Assessment
- Sierra Canyon Voice Charter
- Election Committee

NEXT MEETING DATE – April 11, 2018, at 5:30 PM.

ADJOURNMENT

Dale Stephens moved to adjourn at 7:57 pm. Loren Farell seconded; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

Board Member