



DIRECTORS PRESENT: LOREN FARELL – PRESIDENT; RAY LEE- TREASURER; SUZANNE FLYNN – SECRETARY; VIRGINIA CASAZZA – DIRECTOR; AND THOMAS HEDGER - DIRECTOR

DIRECTORS ABSENT: DALE STEPHENS – VICE-PRESIDENT AND ALAN STROPPINI – DIRECTOR

MANAGEMENT PRESENT: MONICA RIOS, KYLEE JOSEPH, AND DARREN NULL

OTHERS PRESENT: SETH PADOVAN – CIVIL ENGINEER

51 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, April 11, 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.

Nancy Chontos commented on Sierra Canyon Voice becoming a committee and believes they should remain as a group.

Marcia Garnese commented on the Ch. 40 Notice and would like to know if the area where she lives is included in the notice.

APPROVAL OF MINUTES

The board reviewed draft minutes from the February 14, and March 14, 2018 meetings. Virginia Casazza requested that the March 14 minutes be updated to reflect that her motion to close the Mutual of Omaha CD and move it to USB state "immediately close."

MOTION: Ray Lee moved to approve the February 14, 2018 Board of Director's minutes as presented. Thomas Hedger seconded; Motion carries unanimously.

MOTION: Thomas Hedger moved to approve the March 14, 2018 minutes with Virginia's requested change; Suzanne Flynn seconded; Ray Lee abstained. Motion carries.

REPORTS

A. Architectural Review Committee: Bob Dreiling reported the ARC has not reviewed a lot of applications and it is mainly modifications to front and rear yards coming through.

B. Budget & Finance Committee: Dennis Pellegrino reported that the association's financials are in good shape and the committee will be looking at reserve items next meeting. Dennis recommended to the board that they accept the February 2018, unaudited financials.

C. Facilities Committee: Harold Allred reported the committee has found a new contractor to do the work for the library wall partition. The contractor's proposal came in within budget and the project is moving forward. Harold stated the committee has found a new company for the front vestibule, as the previous company did not want to take on the



project. Harold recommended to the Board that they approve Infinity Engineering to finish the drawings for the front vestibule in the amount of \$2500 and not to exceed this amount, in addition to a \$1000 retainer.

MOTION: Loren Farell made a motion to accept Infinity Engineering's proposal with a \$1000 retainer and a not to exceed in the amount of \$2500; Suzanne Flynn seconded. Motion carries unanimously.

D. Website/Communication Committee: Alice Yucht reported the new website will go live on May 1st and the current website will be taken down at the end of May. Alice commended Dennis on the Canyon Courier. Lastly, Alice reported that the Village Delegates will be going door to door to hang doorknob tags, which include instructions on how to register for the new website. Virginia Casazza questioned Alice on her committee report included in the board packet and her recommendation to have the board approve an amount of \$600 for the doorknob tags. Monica Rios and Loren Farell explained that Alice did not need to bring this amount before the board, as the General Manager has the authority to approve the amount without board approval.

MOTION: Virginia Casazza made a motion to send a mailer instead of the doorknob tags. There was not a second on the motion.

E. Management Report: Monica Rios reported on various items, including the white lights that have been put on the trees outside the lodge, much needed pool maintenance that recently took place, and Lynne's passion for fitness where she recently attended a three day fitness workshop.

F. Maintenance Report: Darren Null reported on recently completed projects such as the pool maintenance. Darren informed the board the quarterly HVAC, elevator, and fire alarm inspections have taken place and everything is working properly. Management is currently working with Reno Green to replace some of the curbing in the lodge parking lot that was damaged during snow removal.

G. Legal Update on Drainage and Lodge: Seth Padovan gave an update to the Board and community on Wakefield's common area, which is part of the Ch. 40. He stated that this area needs to be regraded and re-stabilized. Loren Farell stated that Pulte will be providing a list of elected repairs in the coming week for all of the areas identified in the Ch. 40 Notice. Loren updated the community, stating an appeal for the dehumidifier has been filed and mediation between the Board and Pulte will be scheduled. Ray Lee informed the community that if the dehumidifier replacement cost is under \$250,000 there will not be a need for a special assessment.

H. President's Report: Loren Farell reported the Board received the updated dehumidifier proposal from RHP. He informed the community that Somersett has suspended enforcement of chicken wire in Sierra Canyon. Loren stated the Board is continuing discussion with Somersett and the other sub-associations regarding opening the PUD.

REVIEW OF FINANCIAL REPORT

A. Treasurer's Report: Ray Lee reported the association is collecting \$118,000 per month in assessments. The association's operating account is positive due to lack of snow and landscaping not being in full force yet. Ray stated the association has \$1.1 million in reserves and are expected to spend approximately \$300,000 this year.





B. YTD Financial Statements: Board reviewed the February 2018 financials.

MOTION: Ray Lee made a motion to accept the February 2018, unaudited financials; Suzanne Flynn seconded. Motion carries unanimously.

UNFINISHED BUSINESS

A. 2018 Special Assessment: Ray Lee stated that a special assessment will most likely not be needed, as the dehumidifier replacement cost is less than originally anticipated.

MOTION: Loren Farell made a motion to remove the 2018 special assessment from the agenda; Suzanne Flynn seconded. Motion carries unanimously.

NEW BUSINESS

A. Establishment of Committees & Charters:

- Sierra Canyon Voice – The Board reviewed the proposed charter. Virginia Casazza pointed out that the charter does not specify how many members will be appointed to the committee. Virginia stated the last section of the charter needs to be cogent and stand alone, as the language is currently unclear. Ray Lee requested Sue Whitaker update the charter to reflect how many members will be appointed.

MOTION: Suzanne Flynn made a motion to accept the proposed charter with the requested changes and form Sierra Canyon Voice in to a standing committee; Ray Lee seconded; Virginia Casazza opposed. Motion carries.

- Election – The Board reviewed the proposed Elections Oversight Committee Charter.

MOTION: Ray Lee made a motion to accept the proposed charter as presented; Suzanne Flynn seconded. Motion carries unanimously.

B. Padovan Consulting Master Agreement: The Board reviewed Seth Padovan's proposed agreement, which includes a not to exceed amount.

MOTION: Ray Lee made a motion to accept the agreement as presented; Thomas Hedger seconded. Motion carries unanimously.

C. Padovan Consulting Rockery Wall Proposal: Seth Padovan explained to the board that this proposal is to move forward with identifying problem areas, which will be part of phase 1. Phase 2 will be the areas that require repair and need to go out to bid on.

MOTION: Virginia Casazza made a motion to approve the proposal as presented; Ray Lee seconded. Motion carries unanimously.

D. Insurance Audit & Findings: The Board has tabled discussion on this item until May's meeting when additional information can be provided.

E. Dehumidifier Proposal Clarifications: The Board reviewed RHP's updated proposal in the amount of \$236,374.

MOTION: Loren Farell made a motion to accept RHP's updated proposal in the amount of \$236,374; Suzanne Flynn seconded. Motion carries unanimously.

F. Establishment of Euchre Group: The Board reviewed the group's application and the group meets the parameters outlined in the PRGs.



MOTION: Ray Lee made a motion to accept the group; Suzanne Flynn seconded. Motion carries unanimously.

G. Tennis Court Surfacing Repair Bids: The Board opened three sealed bids. First Serve Productions Inc. came in at \$17,000. Zaino Tennis Courts came in at \$21,350. Sport Court Tennis came in at \$21,984. Darren Null recommends First Serve.

MOTION: Thomas Hedger made a motion to accept First Serve Productions Inc.; Suzanne Flynn seconded. Motion carries unanimously.

H. Lodge Office Remodel: The Board has tabled a decision on this item.

I. Reno Green's Dutch Hollow Proposal: Darren Null informed the Board that Reno Green would be removing existing waddles, digging a curb line, installing rock, and creating a drain to prevent future drainage and erosion on to the sidewalk in this area.

MOTION: Loren Farrell made a motion to accept the proposal as presented; Thomas Hedger seconded. Motion carries unanimously.

HOMEOWNER FORUM

Open comments on any items.

Deborah Vajretti commented on the dehumidifier lawsuit, the West entrance monument, and Ch. 40 Notice.

Lance Chontos commented that the Reno Fire Department does not have enough resources to fight a large fire and would like the board to put an emergency fire plan in place.

Ray Lee commented on the award Sierra Canyon won for Northern Nevada's Large Scale Community of the year and he was honored to receive it on behalf of the community.

Pam McNeil gave an update on the Verdi project and that a temporary restraining order has been granted to stop the proposed development from going in at this time.

Steve Guderian commented on misinformation being given by community members and the Board has responsibilities and obligations to the community.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- Insurance Audit & Findings
- Lodge Office Remodel

NEXT MEETING DATE – May 9, 2018, at 5:30 PM.

ADJOURNMENT

Ray Lee moved to adjourn at 7:35 pm. Suzanne Flynn seconded; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

Board Member

