

DIRECTORS PRESENT: LOREN FARELL, PRESIDENT; STEVE GUDERIAN, VICE-PRESIDENT; RAY LEE, TREASURER; DIRECTOR; ED CURLEY, DIRECTOR; AND ALAN STROPPINI, DIRECTOR

DIRECTORS ABSENT: MARYANN MCKINLEY, SECRETARY; AMY BERNS, DIRECTOR

MANAGEMENT PRESENT: DARYL LARSON AND KYLEE JOSEPH

29 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, June 14, 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 5:30 pm and a quorum of Members were present.

HOMEOWNER FORUM

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

Libess Holguin stated her name needs to be corrected from Liz to Libess in the May 10, 2017 minutes. She wants the Website Communications Committee to sign a code of conduct document.

APPROVAL OF MINUTES

The board reviewed draft minutes from the May 10, 2017 meeting. Alan Stroppini noted the following changes.

- A. Under the homeowner forum at the beginning of the meeting, correct Liz to Libess Holguin.
- B. Under the Website Communication – the correction for the estimated completion date is January 2018, not October 1, 2017.

MOTION: Steve Guderian moved to approve the May 10, 2017 Board of Director's Minutes with the two corrections. Alan Stroppini seconded; Motion carries unanimously.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Ray Lee reported that most accounts would be within budget, except for snow removal year-to-date. Ray Lee stated that peak spending on the budget is during the summer months. The association is under 1% for delinquent assessments. Ray Lee did not find any issues with the April statements.

- B. Current Year to Date Financial Statements: Ray Lee reported on the financial statements as of April 30, 2017, with assets in checking equaling \$211,143.31.

MOTION: Ray Lee made a motion to acknowledge the board's review of the current unaudited April 2017 financial statements per NRS 116.31083. Steve Guderian seconded; Motion carries unanimously.



REPORTS

- A. Architectural Review Committee: Robert Dreiling reported on the ARC, stating that FirstService Residential sends letters out once they are approved by the committee, which the owner then has 90 days to complete. Additionally, FirstService Residential sends out letters to owners stating if they are denied or conditionally approved. Robert recommended that the owners contact the Aspen Lodge front office when their project is completed. Robert also recommended on the approval letters that FirstService send out, we capitalize, bold, and underline the portion that states "please contact Aspen Lodge front office when the project is completed." The ARC Committee conducted interviews and brought forth to the board to appoint Jay Deputy to the committee.

MOTION: Alan Stroppini made a motion to approve Jay Deputy to the ARC Committee. Steve Guderian seconded; motion carries unanimously.

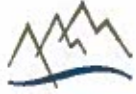
- B. Budget & Finance Committee: Dennis Pellegrino recommended suspending the Village Life magazine, as it is too expensive for the budget at this time. Dennis Pellegrino referred to the rockery wall inspections. The 2018 budget discussion will begin at the next Budget & Finance workshop in July.
- C. Facilities Committee: Loren Farell reported on behalf of Harold Allred. After looking at all options for improving our parking situation, what is left with is the few spaces gained after Pulte removes the handicapped spaces by the former sales center. At last report, Daryl is following up with Pulte on the timeframe of the removal. Library Wall – the cost of the original idea of glass partitions was too costly. The next idea is to construct a regular interior wall with a couple of windows. John Imsdahl is getting contractor quotes for the July board meeting. Aspen Lodge Improvement Ideas; we had an architect come look at our concepts and will be giving us a quote for creating conceptual drawings for presentation. Harold also has obtained a 2nd bid for this same work.

MOTION: Loren Farell motioned to approve Greg Mathis and Doug Adamski to the Facilities Committee. Alan Stroppini seconded; motion carries unanimously.

- D. Website/Communication Committee: Alice Yucht reported that the Website Communications Committee met on May 26. Alice reported that RFP's went out to seven different vendors and the deadline is June 30, 2017. Alice also stated she wants to know what residents would like to see on the new website and that there has been a survey posted in the lodge.

- E. Management Report: Daryl Larson and the entire team want to express their gratitude for the outstanding contribution all of the members made to the Northern Nevada Senior Food Drive in May 2017. The amenities use seem to be down due to the recent warm weather. Daryl's Den will be tomorrow in the Tahoe room. The ARC Committee will have an upcoming training class provided by FirstService. Daryl recommended to the board on going to a P card system versus the current U.S. Bank credit card. Ray Lee elaborated on the P card system, which he is very familiar with and has used.

MOTION: Ray Lee motioned to approve the P card system. Steve Guderian seconded; Motion carries unanimously.



- F. Legal update: Loren Farell spoke on the hiring of the new association attorney, Donna Zanetti. Loren spoke on the legal updates that will be later in the meeting.

UNFINISHED BUSINESS

- A. Dehumidifier Lawsuit and owner vote: Loren Farell spoke on the dehumidifier lawsuit letter and ballot that Eva Segerblom drafted. Ray Lee discussed that in order to pass the lawsuit vote, that we would need 607 votes to pass, or as Loren Farell shared, we would need 50 plus 1 to pass to continue with the lawsuit.
MOTION: Alan Stroppini moved to approve the dehumidifier lawsuit letter and ballot to send to all homeowners. Ray Lee seconded; motion carries unanimously.
- B. Rockery Wall Inspection & Maintenance: Daryl Larson reported to the board that he reached out to Wood Rodgers in regards to providing the association with a proposal for inspections for Villages 11-15. Daryl will update the board at the July meeting with more details.
- C. 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.
- D. Village life status and contract: Village Life contract is not breaking even due to not obtaining enough outside advertisers.
MOTION: Steve Guderian motioned to suspend the Village Life contract indefinitely, pending review of discussions with Village Life or Canyon Vista. Ray Lee seconded; motion carries unanimously.

NEW BUSINESS

- A. Association Groups: Steve Guderian discussed some groups formed over 10 years ago and now with new groups coming in, it is creating some problems with lack of space and available times. Steve Guderian recommended to table for further discussion with the board and management.
- B. Pet Stations: No discussion.
MOTION: Loren Farell made a motion to approve the five pet stations at \$2,000 total for villages 11-15. Ed Curley seconded; Motion carries unanimously.
- C. Ad Hoc Traffic Group: Steve Guderian spoke on speeding through the community, high pedestrian traffic, need for signage around community, and research addressing older drivers.
MOTION: Steve Guderian made a motion to create the Ad Hoc Traffic Group. Ray Lee seconded; Motion carries unanimously.
- D. Walking Stick: Alan Stroppini discussed the Walking Stick repair plan proposal provided by Seth Padovan. The board approved tasks 1 and 2 for the earth cleanup operation at the May 10, 2016 board meeting.
MOTION: Alan Stroppini made a motion to approve tasks 3 (bid preparation and oversight) and task 4 (construction oversight), with a cost share for tasks 1-4 with Somerset. Steve Guderian seconded; Motion carries unanimously.



E. Reno Green Contract Renewal: Ray Lee discussed the Reno Green Contract renewal with an 8% increase, as Reno Green spent 40% more man hours than when they originally bid for in 2017. The increase is due to taking over two more villages from the original bid. Ray does support the 8% increase.

MOTION: Steve Guderian made a motion to accept the Reno Green Contract renewal as presented. Ray Lee seconded; Motion carries unanimously.

F. Fuel Assessment: Ray Lee presented the field map to the owners on the Fuel Assessment Status Report provided by RCI. Ray reported that the association has budgeted in 2017 for this fuel assessment at approximately \$30,000 from the reserve account. Ray recommended moving forward with the assessment as soon as possible due to the timing of the weather.

MOTION: Steve Guderian made a motion to accept the report. Ed Curley seconded; Motion carries unanimously.

HOMEOWNER FORUM

Open comments on any items.

Nancy Chontos spoke regarding the lodge attendant staff and recommended reaching out to homeowners for the lodge attendant positions. Additionally, she talked about West Park and that the project is moving forward. She brought up the Welcome Wagon or new resident orientation, that she would like the board to consider putting it on July's agenda.

David Proehl spoke, stating he is pursuing a complaint against the developer, Pulte in regards to the approval process of detail engineering.

Susan Nasir spoke in regards to traffic safety and the median/center on Del Webb Pkwy.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- Objectives for the 2018 budget
- Welcome Wagon and/or new resident orientation
- Rockery Wall
- ARC Disclaimer
- Association Groups

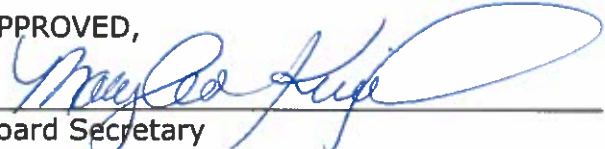
NEXT MEETING DATE - July 12, 2017 at 5:30 PM.

ADJOURNMENT

Ray Lee moved to adjourn at 7:38 pm. Steve Guderian seconded; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,



Board Secretary



Sierra Canyon Association
BOARD OF DIRECTOR'S MEETING SIGN IN SHEET

Wednesday, June 14, 2017

NAME

ADDRESS

DAVID PROEHL	9195 Summertree Ct.
Chander Poo	1480 Meridian Ranch Dr
Jim Whitlock	9340 Stonebury Ct
KEN & JERI BROWN	1166 CALLAWAY TRAIL
Wendy Lane Chontos	1221 Dutch Hollow Trl
KEN BANASIAK	1242 Firefly Ct
MARTY FINK	1210 SUGAR CK TRL
Gunny Casazza	1129 Dutch Hollow
Paul Casazza	"
Michael Dziejzic	1130 CALLAWAY TRAIL
Jerry & Lisa Hansen	1575 Meridian Ranch Dr.
Janet & Allen Yacht	9395 Rockland Court
ROSS BOWMAN	1231 Dutch Hollow TRL
DON HELMSTETTER	1121 " " "
Bob & Margaret McGushin	1215 CLIFF PARKWAY
Libess Holquin	1220 Del Webb Pkwy W
BRIAN & CHIPPY FLYNN	9395 CHALKSTONE WAY
Kathy Cooper	1355 Wakefield Trail
Peggy O'Neill	1234 Firefly
Gunny Hansen	1575 Meridian Ranch Dr
MIKE LEHR	1150 CLIF PARK WAY
Carol Bond	9098 Kenton Trl



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Sierra Canyon Association
BOARD OF DIRECTOR'S MEETING SIGN IN SHEET

Wednesday, June 14, 2017

NAME	ADDRESS
J MARTIN	1845 TRANQUILITY WAY
MARION REEFER	9135 SPURGEON CREEK CT
LENA JARDI	1305 DEL WEBB PKWY
BOB DRICILING	1460 ORCHARD PARK TRL
ESTHER + GARY LUCA	9390 STONEBURY
BOB JACKSON	9595 DEL WEBB PKWY W



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Sierra Canyon Association
BOARD OF DIRECTOR'S MEETING SIGN IN SHEET

Wednesday, June 14, 2017

NAME

ADDRESS

Connie Pellegrino

1195 Callaway Drive



FirstService
RESIDENTIAL

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