



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

DIRECTORS ABSENT: ALAN STROPPINI - DIRECTOR

MANAGEMENT PRESENT: MONICA RIOS AND MARIAH BECKER

Owners in attendance – Sign in sheet on file

Upon duly given notice in accordance with NRS 116, the Board of Directors of Sierra Canyon Association held a Board of Director's Meeting on Tuesday, June 26, 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 1:10 pm and a quorum of Members were present.

### HOMEOWNER FORUM

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

A homeowner in attendance stated that she noticed there were several areas of the Bylaw's with proposed amendments and that she hopes that they will be in accordance with the PRGs. She advised that none of the members had the opportunity to read the proposed changes. *Management informed the homeowner that the proposed changes were uploaded to the website for the members to review, however the posted document was not the red line edited version, which will be uploaded after the meeting.* The homeowner stated that she does not believe that there has been any transparency given by the working group. She then asked under Article 1.04; how does the fifty percent plus one add up in regards to voting. *Loren Farell stated that at this time the board would not be accepting the proposed changes. The reason for the meeting is so that the board can discuss the changes and approve the proposed amendments to be forwarded to the attorney prior to the amended Bylaws being sent to the membership for a vote.*

Monica Rios stated that the purpose of the Bylaws is to regulate how meeting are conducted.

### SPECIAL BUSINESS

Loren Farell introduced the Bylaw working group who attended.

#### A. Amendments to Governing Documents – Bylaws

- 1) Section 1.04 – The board reviewed the proposed amendments.

**MOTION:** Virginia Casazza moved to approve the amendments and forward them to the attorney for review. Loren Farell seconded. Motion carried unanimously.

- 2) Section 3.01 – The board reviewed the proposed amendments to this section.

**MOTION:** Dale Stephens moved to approve the proposed amendments and forward them to the attorney for review. Suzanne Flynn seconded. Motion carried unanimously.

Monica Rios notified the board and the working group that many of the amendments are proposed to include many CC&R provisions, which is unnecessary as the purpose of the Bylaws are to regulate how meetings of the association will be conducted.

Alice Yucht stated that the reason the working group included many CC&R provisions is because they believe only one document would be more convenient for homeowners to mainly reference.

Tom Hedger left the meeting at 1:50pm.





- 3) Section 3.02 – The board reviewed the proposed amendments.  
**MOTION:** After much discussion, Loren Farell moved to recess the meeting at 2:45PM. Dale Stephens seconded. Motion carried with all in favor  
Loren Farell reconvened the meeting at 3:00PM.  
**MOTION:** Virginia Casazza moved to approve the amendments and forward them to the attorney for review. Dale Stephens seconded. Motion carried unanimously.
- 4) Section 4.0 – The board reviewed the proposed amendments. Virginia Casazza would like the attorney to streamline this section to coincide with the CC&Rs regarding the definition of a member is good standing which is under section 4.02 "Eligibility to Vote", to also include under 4.03 "Method of Voting"; the NRS statute by citing it under the proposed amendment.  
**MOTION:** Virginia Casazza moved to approve the amendments with her suggestion. Suzanne Flynn seconded. Motion carried unanimously.

**ADJOURNMENT**

**MOTION:** Loren Farell moved to adjourn the meeting at 4:30PM. Dale Stephens seconded. Motion carried unanimously.

Respectfully Submitted for Board review and Approval:

APPROVED,

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Board Member