



DIRECTORS PRESENT: LOREN FARELL, PRESIDENT; RAY LEE, TREASURER; MARYANN MCKINLEY, SECRETARY; ED CURLEY, DIRECTOR; AND ALAN STROPPINI, DIRECTOR

DIRECTORS ABSENT: STEVE GUDERIAN, VICE-PRESIDENT; AMY BERNS, DIRECTOR

MANAGEMENT PRESENT: MELISSA RAMSEY AND KYLEE JOSEPH

47 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, July 12, 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 5:33 pm and a quorum of Members were present.

**Recording not started until approximately 5:45 pm during the City of Reno presentation.*

CITY OF RENO PRESENTATION

Council women Neoma Jardon, Police Lieutenant Scott Dugan, and Planning's Janelle Thomas in attendance to speak to the owners and board about speeding, traffic, signage, and the importance of using the Reno Direct number (775-334-INFO) to report items so they can be tracked accordingly. A few key items to note were the limited use of speed bumps on primary roads due to emergency vehicle travel; Construction traffic for Toll's area 6 includes signage requirements; willing to come speak again.

HOMEOWNER FORUM

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

Sue Whitaker commented on the Welcome Wagon collaborating with the Sierra Canyon Voice group.

Lance Chontos commented on the fuel reduction needing to be more than 3 ft behind the fence line and asked about the status of the fuel assessment.

APPROVAL OF MINUTES

The board reviewed draft minutes from the June 14, 2017 meeting.

MOTION: Ray Lee moved to approve the June 14, 2017 Board of Director's minutes as presented. Ed Curley seconded; Maryann McKinley abstained. Motion carries.

REVIEW OF FINANCIAL REPORT

A. Treasurer's Report: Ray Lee reported on the May financials which the Budget & Finance Committee reviewed. Management working with Reno Green to look into some potential water breaks based on high water use. There is approximately 36 days of cash in the operating fund; \$24,000 in delinquency of assessments and fines. The monthly dashboards continue to be posted with 2017 Lodge use showing a 20% increase from 2016.

B. Current Year to Date Financial Statements: Board reviewed the May 2017 financials.
MOTION: Ray Lee made a motion to acknowledge the board's review of the current unaudited May 2017 financial statements per NRS 116.31083 pending year end audit. Maryann McKinley seconded; Motion carries unanimously.



REPORTS

- A. Architectural Review Committee: Robert Dreiling reported on the ARC, stating that they have had a slowdown in applications with only 17 for the month.
- B. Budget & Finance Committee: Ray reported on behalf of the committee during the treasurer's report.
- C. Facilities Committee: Harold Allred spoke on two areas the committee is working on for the Lodge. The first being the library partition and new options that would be more cost effective. The second is the front enclosure as well as other extension for space off of existing areas of the building. The committee received proposals from two architects for the design that they are requesting board approval on. MWA submitted for \$160 per hour with a not to exceed of \$8,000 and Tectonics submitted for \$110 per hour with a not to exceed of \$3,200.
MOTION: Ray Lee moved to approve the Tectonics proposal up to \$3,200 based on budgeted special project funds for Lodge Expansion. Maryann McKinley seconded; Alan Stroppini abstained. Motion carries.
- D. Website/Communication Committee: Committee obtained proposals from three vendors regarding the RFP for website hosting design and support. Melissa Ramsey read the pricing for the various options to the Board for Schaper Consulting, TAO Consultants, and D4 with prices varying from each. Committee's recommendation is Schaper Consulting based on review of scope.
MOTION: Ray Lee made a motion to approve the Schaper proposal with a not to exceed amount of \$12,000 for the first year of service. MOTION WITHDRAWN
MOTION: Ray Lee made a motion to approve the committee negotiating with Schaper consulting and bringing a contract to the Board for the August meeting. Loren Farell seconded; motion carries unanimously.
- E. Management Report: Melissa Ramsey brought to the board's attention to the management report provided in their packet. There are no major items to report or recommendations to make.
- F. Legal update: Loren Farell provided the vote count for the Pulte lawsuit which was 598 yes and 98 no. 39 more votes are needed to reach the 607 mark for approval. Vote will be extended until Monday, August 7th.

UNFINISHED BUSINESS

- A. Association Groups: Board discussed the various concerns of Lodge use and group schedules based on quantity of meetings, number of participants, etc. Major area of concern before the board is the authorization of groups designed to bring in outsiders and make a profit on services.
MOTION: Ray Lee moved to have the Weight Watcher's group rent the space since it is a for profit group and more than just residents. Maryann McKinley seconded; motion carries unanimously.
- B. Rockery Wall Inspection & Maintenance: Loren Farell noted management is working with Wood Rodgers to get a new as well as updated inspection report for the community.

NEW BUSINESS

- A. 2018 Budget Objectives: Ray Lee commented on the upcoming Budget workshop process where the committee will examine expenses. Areas to monitor will be snow removal, legal, fuel reduction, lodge modifications, as well as reserves to address the rock walls. The potential for dehumidifier repairs costs will also be considered.





- B. Sierra Canyon Welcome Wagon: Nancy Chontos presented the concept to the board of taking existing items in place now with management and expanding upon them to provide owners with more information to assist with joining the community. An orientation will be established in conjunction with the website launch. Board discussed need for group given overall needs which it was determined volunteers will work with staff to implement.
- C. Snow Removal RFP 2017/2018: Board reviewed RFP provided in the packet and noted some additional edits needed to be made. Clarification will need to be added in for pile placement, blade selection, and de-icing product. Bids to be opened at the September board meeting.
- D. 2016 Audit: The board received the 2016 draft audit for review with Ray Lee and Maryann McKinley meeting with Phil Bateman with Hilburn & Lein to go over questions.
MOTION: Ray Lee moved to accept the 2016 Audit and to proceed with signing the management representation letter so final can be released. Maryann McKinley seconded; motion carries unanimously.

HOMEOWNER FORUM

Open comments on any items.

Brian Faircloth commented on curbing behind Village 4 falling into common area.

Joe Fadrowsky thanked Pam McNeil for her service on NAB with applications being accepted for open seats. The reviewed the townhomes going in at Town Square and West Park still ongoing. *Maryann thanked both Joe and Pam for their work on the NAB.*

Frank Leto spoke to his concern about the CC&Rs not being enforced with the install of lava rock. Additionally concerned at the install of junipers as a fire hazard.

XX asked if the desk being moved for storage was part of the lodge ideas.

Andrea Kaylor commented on the junipers as a fire risk as well and the need to review the PUD.

Pam McNeil commented that owners should call Reno Direct to report Potholes.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- Rockery Wall
- ARC Disclaimer
- Association Groups
- Snow Removal Bids - September

NEXT MEETING DATE – August 9, 2017, at 5:30 PM.

ADJOURNMENT

Maryann McKinley moved to adjourn at 7:57 pm. Ray Lee 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, July 12, 2017

NAME

ADDRESS

DONALD MOORE	1435 MISPANIAN RANCH DR.
BRIAN FAIRCLOTH	9140 HERITAGE RIDGE CT
Joe Holguin	1220 Del Webb Pkwy W
KAREN CRANER	9360 ROCKHURST CT.
DALE STEPHENS	" " "
Kathy Wilson	1400 Wakefield Dr
Sue Whitaker	9340 Stonebury Ct
Joe Sotter	9365 Stonebury CT
Uel Sotter	"
BRIAN CHIPPY/ALYNN	9395 CHALKSTONE WAY
Marques Rector	9135 Spruce Creek Ct



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Wednesday, July 12, 2017

NAME

ADDRESS

PAT RAYNA

9375 ROCKHURST CT

Kathy Cooper

1355 Wakefield

Dave & Linda Quandt

9207 Maplehurst TRL.

Jack Lehner

1235 Wakefield

Ruby Margaret McGurkin

1215 Cliff Park Way

Andy Topper

9170 Bay Meadows DR

DAVID BOUTON

1215 TARTLETON WAY

Gina Casazza

1129 Dutch Hollow Pl

Selene Lee

1299 Mendian Ranch



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Doris Melema

1155 Wakefield Trl.

Elwood Graham, Jr.

GREG MATIAS

475 SUGAR CREEK TRL

Paul Casazza

1129 Dutch Hollow Trl,

Lee & Doug Hoff

880 Oxmoor Ct

Arch Kayhok

9280 Star Pass Loop

Dennis Muijstamus

1120 Dutch Hollow Trl

Paige Shughnessy

9218 Sassafras

Jay Deputy

9224 Sassafras

Robert D. D'Elia

1960 Orchard Park Trl.



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ADDRESS

~~Nancy Lane Clark~~

1221 Dutch Hollow Trl

Dave ~~and~~ Betty Dixon

9360 Stonebury Ct.

KEN BANASIAK

1242 Firefly Ct

~~Tammy Decker~~

Charles M. Pro

1375 Wakefield Trail

Tama Kitzmiller

1625 Del Webb Pkwy W

Janet Foster

1615 Del Webb Pkwy W

DON HELMSTEDTER

1121 Dutch Hollow

Ross Bowman

1231 Dutch Hollow Trl,

Joe Padrowski

1205 Cliff Park Cir

Deena Jensen

1305 Del Webb

Kim + Ron Madera

9370 Baypoint, Ct.

Harold & Conne O'Neil

1775 Del Webb Pkwy W.

Pam + Ken McNeil

1990 Evergreen Ridge

Chippy + Brian Flynn

9395 Chalkstone Way

JOE CACCIARI

9129 MOUNT PLEASANT DR,

FRANK LEO

1083 Tarzwell





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