



DIRECTORS PRESENT: LOREN FARELL, PRESIDENT; STEVE GUDERIAN, VICE-PRESIDENT; RAY LEE, TREASURER; MARYANN MCKINLEY, SECRETARY; AND AMY BERNS, DIRECTOR.

DIRECTORS ABSENT: ED CURLEY, DIRECTOR; ALAN STROPPINI, DIRECTOR

MANAGEMENT PRESENT: MELISSA RAMSEY AND KYLEE JOSEPH

39 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, September 13, 2017 at Sierra Canyon Association 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 5:35 pm and a quorum of Members were present.

HOMEOWNER FORUM

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

Kim Madera commented on the dehumidifier status as it relates to the pool temperature.

Robert McGushin commented on the possibility of the lodge getting a key card system. Robert's notes are attached hereto.

David Proehl provided his three concerns regarding the dehumidifier, library wall, and key card system via e-mail and are attached hereto.

APPROVAL OF MINUTES

The board reviewed draft minutes from the August 9, 2017 meeting.

MOTION: Ray Lee moved to approve the August 9, 2017 Board of Director's minutes as presented. Maryann McKinley seconded; Steve Guderian abstained. Motion carries.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Ray Lee reported on the July financials which the Budget & Finance Committee reviewed. Ray touched on the association's high water usage and the loss of money in office supplies from the mailing that went out for the dehumidifier ballot. There is \$150,000 in operating funds and \$1,007,000 in reserves.
- B. Current Year to Date Financial Statements: Board reviewed the July 2017 financials. Ray Lee stated that he will recommend the July and August financials be approved at the next board meeting, as the Budget & Finance Committee did not meet in the month of August.

REPORTS

- A. Architectural Review Committee: Robert Dreiling reported on the ARC, stating that they have reviewed approximately 250 proposals and performed roughly 300 inspections. The committee will review remaining proposals for new homes and additional submittals for modifications, along with completing necessary inspections. Robert thanked the board for their continued efforts to work with the SOA board. Robert urged the board caution when putting together the MOU with SOA. Lastly, the committee would like training from the AGC.



- B. Budget & Finance Committee: Ray Lee reported on behalf of the committee, stating the committee is continuing its discussions as far as putting together the 2018 budget and the committee will work together to forecast the remainder of 2017.
- C. Facilities Committee: Harold Allred spoke on two areas the committee is working on for the Lodge. The first being the library partition, which the contractor for this work is currently working on obtaining a permit for the work. The second is the front enclosure as well as other extension for space off of existing areas of the building. The committee has set a goal for November to have a presentation ready to present to the board. One item Harold spoke on, which he plans on bringing up to the committee is the idea of sound blocking for the Tahoe/Sierra room, as there can be a lot of distracting noise coming from the Billiards room. Harold stated he should have an update for the board in October on this item.
- D. Website/Communication Committee: Alice Yucht reported that the committee is hard at work on the new website and are working with the web designer to identify and organize the content for the new website.
- E. Management Report: Melissa Ramsey thanked the committee chairs for providing their reports in advance. She reported information on the upcoming heart walk, Village Games, and End of Summer party. Melissa reminded owners to continue to look at the monthly dashboards posted in the lodge provided by finance to see usage numbers, which continue to rise. Melissa welcomed our new Communications Coordinator, Dennis O'Brien. Lastly, Melissa recommended to the board that given the number of landscape proposals provided by Reno Green, it would be best to discuss with the board for decision and prioritization.
- F. President's Report: Loren Farrell spoke on the upcoming town hall meeting, which will be held on September 28th that could potentially affect the west side of the community and encouraged owners to attend and ask questions. Loren touched on the temporary signs that are currently in place directing truck traffic and stated we hope to have permanent signs soon. Lastly, Loren reported that he met with Steven Parker, President of FirstService Residential regarding hiring a new General Manager. Loren assured the community that the board is taking an active role in the hiring process and working with FirstService to find the best fit for the community.
- G. Legal Update on Drainage and Lodge: Melissa Ramsey reported that the letter from the association's attorney, Eva Segerblom disclosing the dehumidifier lawsuit against Pulte will be a part of the board packet from here on out, as well as part of resale packages. Ray Lee provided a rough estimate of what it might cost to replace the dehumidifier. He estimates \$400,000 and suggested the board may need to do a special assessment in order to come up with the funds up front.
- H. Fuel Reduction Update: Ray Lee reported that the priority 1 areas have been completed by Reno Green. He reported that Reno Green is proposing a clean out in the common area behind Wrenwood Court, as there is a drainage issue and they are recommending clearing up to at least 20 feet. Ray stated that the fuel reduction is being budgeted into 2018 with a total budget of \$40,000, \$30,000 of which will be to work on Priority 2 areas and \$10,000 to maintain the fuel reduction efforts in the Priority 1 areas.

UNFINISHED BUSINESS

- A. Association Groups: Steve Guderian reported on the Ad Hoc Traffic Group he is putting in to place and informed the community he had six applicants and made the decision to accept all six to form the group, as they all have diverse experience and felt each person will have something valuable to contribute.





- B. Rockery Wall Inspection & Maintenance: Melissa Ramsey to follow-up with Mickey, who was previously with Wood Rogers on the status of the rockery wall inspections. Melissa will report on the status at the next board meeting.
- C. ARC/AGC Memorandum of Understanding: Loren Farell reported that this is currently a work in progress.
- D. Lodge Key Card Entry System Proposals: Amy Berns reported on the status of the key card system and proposes the board accept TID Systems to do the work. Amy stated that the safety of the community and staff at the Aspen Lodge are very important and believes a key card system should be implemented. The board made the decision, that given the expense of the proposal(s), this should go through a closed bid process. The board tabled the key card system until the next board meeting.

NEW BUSINESS

- A. Snow Removal: Melissa Ramsey reported that we have received one proposal thus far, as most snow removal companies are not in snow mode yet. Melissa recommended to the board that further proposals received be submitted to the Budget & Finance Committee for review. The board tabled snow removal proposals until the next board meeting.
- B. Ratification of Ch. 40 Notice Re - Drainage: The Board of Directors voted unanimously outside of a Board meeting to approve the emergency Ch.40 Notice filing as it relates to common area drainage in Villages 11-15.
MOTION: Ray Lee made a motion to ratify the Ch. 40 emergency notice against Pulte for Village 11-15 drainage. Steve Guderian seconded; Motion carries unanimously.
- C. Lodge Sprinkler Head Replacement Proposal: Melissa Ramsey informed the board that we are waiting for Reno Green to send the correct proposal for the sprinklers in the park across from the Aspen Lodge.
- D. Landscape Proposals: The board received four landscape proposals from Reno Green.
 - The first proposal is to replace 120 junipers on Kenton Trail at the cost of \$5,050. The board is looking into whether or not the junipers can be replaced with a different species of plant. The board has taken this proposal under review.
 - The second proposal is to remove the existing bendaboard and install a concrete mow curb at the Village 6 Park at the cost of \$3,535. The board agreed that they are comfortable with management proceeding with the proposal.
 - The third proposal consists of tree replacements at Meridian Ranch at the cost of \$2,925. The board approved management to proceed with this proposal.
 - Lastly, the fourth proposal consists of thistle clean up in a drainage channel at the cost of \$2,600 per day. The board agreed to have management approve the first day of work in order to determine how many days it will take to clean out the entire drainage channel.

HOMEOWNER FORUM

Open comments on any items.

Pam McNeil commented on the condo development going in towards The Commons. Pam also commented on the fact that she loves Dennis' writing style. Lastly, Pam commented on the trailers that get dropped off and it is no longer allowed and advised to call the city if someone sees a trailer being dropped off.



Sue Whitaker reported on status of the Sierra Canyon Voice, Village Delegate group. The report is attached hereto.

Marsha Kakiuchi spoke on the issue of painting the privacy fences and encouraged the board to follow up on making a change to the governing documents to allow additional color options.

Rose Zaffy requested that a tennis backboard be approved.

Kathy Cooper commented on the PVC pipes that were in the common area behind Village 12 that have now been removed since she brought it to the board's attention last month and she is very happy, along with the rest of the Village.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

- Rockery Wall
- July and August Financials
- President's Report
- Snow Removal Proposals
- ARC/AGC Memorandum of Understanding
- Lodge Key Card Entry System

NEXT MEETING DATE – October 11, 2017, at 5:30 PM.

ADJOURNMENT

Steve Guderian moved to adjourn at 7:28 pm. Maryann McKinley seconded; motion carried.

Respectfully Submitted for Board review and Approval:

APPROVED,

Board Secretary