



WEDNESDAY, JULY 12, 2017 at 5:30 PM

SIERRA CANYON ASPEN LODGE ▪ 1798 DEL WEBB PKWY W ▪ RENO, NV 89523

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

II. HOMEOWNER FORUM

In accordance with NRS116.31083 this portion of the meeting is devoted to unit owners' comments and discussion of those items listed on the agenda only. Limited to three (3) minutes per member. No owner may give away their allotted time to expand another owner's time. Except in emergencies, no action will be taken upon a matter raised during this forum until the matter has been specifically included on a future agenda as an item upon which action may be taken. No member or committee member will be permitted to speak during the meeting unless called upon by the Board.

III. APPROVAL OF June 14, 2017 MINUTES

Action Required: Review/Motion

IV. FINANCIALS

- A. Treasurer's Report
- B. Current Year to Date Financial Statements

Action Required: Review Only

Action Required: Review/Motion

V. REPORTS

Action Required: Review/Motion

The Board of Directors may take action on items recommended during each report out from counsel and staff.

- A. Architectural Review Committee
- B. Budget & Finance Committee
- C. Facilities Committee
- D. Website/Communication Committee
- E. Management Report
- F. Legal Update on Drainage and Lodge

VI. UNFINISHED BUSINESS

- A. Association Groups
- B. Rockery Walls Inspection & Maintenance

Action Required: Review/Motion

Action Required: Review/Motion

VII. NEW BUSINESS

- A. Objectives for 2018 Budget
- B. Sierra Canyon Welcome Wagon
- C. Snow Removal RFP/2017-2018
- D. Sierra Canyon 2016 Audit Results

Action Required: Review/Motion

Action Required: Review/Motion

Action Required: Review/Motion

Action Required: Review/Motion

VIII. HOMEOWNER FORUM

In accordance with NRS116.31083 this portion of the meeting is devoted to unit owners' comments and discussion. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Limited to three (3) minutes per member.

IX. BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

X. NEXT MEETING DATE – August 9, 2017

XI. ADJOURNMENT

In accordance with NRS116.31083 the above agenda shall serve as notice of the Board of Director's Meeting for the Sierra Canyon Association. Each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter. A period at the beginning and the end of each meeting is devoted to comments by unit owners and discussion of those comments.



The Board of Directors will meet in executive session to conduct business of the association that is deemed confidential pursuant to NRS 116.31085 item 3.

EXECUTIVE SESSION MEETING

WEDNESDAY, July 12, 2017 at 4 pm

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

II. APPROVAL OF MINUTES

Action Required: Review/Motion

III. HEARINGS

This portion of the meeting is devoted to unit owners' who have been called to Hearing before the Board of Directors to address non-compliance matters or by special request of a unit owner. Comments are limited to a maximum of 3 minutes per unit. The Board will may ask questions of the unit owner during this time however, a decision will not be rendered until after the hearing, at which time management will send a letter to the unit owner regarding the outcome of the decision. Owners may submit a written response to a Hearing request if they are unable to attend. Owners may also bring their attorney or witnesses to the Hearing meeting.

A. Fine Assessment Determination

Action Required: Review/Motion

B. Pre-Collection

Action Required: Review/Motion

IV. CORRESPONDENCE/APPEALS

V. DELINQUENCY

A. Delinquent Report

Action Required: Review Only

B. Bad-Debt Write-Off

Action Required: Review/Motion

VI. COLLECTION REPORT

Action Required: Review/Motion

VII. LEGAL UPDATE/DISCUSSION

Action Required: Review/Motion

VIII. ADJOURNMENT

Action Required: Motion