



WEDNESDAY, NOVEMBER 8, 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 October 11, 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
- G. President's Report

**VI. UNFINISHED BUSINESS**

- A. Rockery Walls Inspection & Maintenance
- B. Lodge Key Card Entry System Bids
- C. Snow Removal Proposals
- D. 2018 Special Assessment

**Action Required:** Review/Motion

**Action Required:** Review/Motion

**Action Required:** Review/Motion

**Action Required:** Review/Motion

**VII. NEW BUSINESS**

- A. PRG Updates & Organization
- B. 2018 Election Timeline & Conditions
- C. Dehumidifier Engineer & Inspection

**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 DATES**

- A. Member's Budget Ratification - November 20, 2017
- B. Board of Directors – December 13, 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, NOVEMBER 8, 2017 at 3:30 pm**

**I. CALL TO ORDER/ESTABLISHMENT OF QUORUM**

**II. APPROVAL OF MINUTES**

**Action Required:** Review/Motion

**III. ARC Minutes**

**Action Required:** Acknowledge Review

**IV. 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

**V. CORRESPONDENCE/APPEALS**

**VI. DELINQUENCY**

A. Delinquent Report

**Action Required:** Review Only

B. Bad-Debt Write-Off

**Action Required:** Review/Motion

**VII. COLLECTION REPORT**

**Action Required:** Review/Motion

**VIII. 2018 STAFFING**

**Action Required:** Review/Motion

**IX. LEGAL UPDATE & DISCUSSION**

**Action Required:** Review/Motion

**X. ADJOURNMENT**

**Action Required:** Motion