



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, AUGUST 15, 2018 at 4:00 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

B. Pre-Collection

**Action Required:** Review/Motion

**V. VIOLATIONS**

A. Violation by Unit Detail Report

**Action Required:** Review Only

**VI. CORRESPONDENCE/APPEALS**

**Action Required:** Review/Motion

**VII. DELINQUENCY**

A. Delinquent Report

**Action Required:** Review Only

B. Bad-Debt Write-Off

**Action Required:** Review/Motion

**VIII. COLLECTION REPORT**

A. Kern Report

**Action Required:** Review/Motion

B. LJSJ Report

**Action Required:** Review/Motion

**IX. LEGAL UPDATE & DISCUSSION**

**Action Required:** Review/Motion

**X. ADJOURNMENT**

**Action Required:** Motion



# Sierra Canyon Association BOARD OF DIRECTORS MEETING AGENDA

**WEDNESDAY, AUGUST 15, 2018 at 5:30 PM**

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

(Revised and Reposted on 8/18/18 )

## **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 MINUTES**

**Action Required:** Review/Motion

a. July 11, 2018

## **IV. REPORTS**

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

A. Architectural Review Committee

**Action Required:** Review/Motion

B. Budget & Finance Committee

**Action Required:** Review/Motion

C. Facilities Committee

**Action Required:** Review/Motion

D. Sierra Canyon Voice Committee

**Action Required:** Review/Motion

E. Website Committee

**Action Required:** Review/Motion

F. Management Report

**Action Required:** Review/Motion

G. Maintenance Report

**Action Required:** Review/Motion

H. Legal Update on Drainage and Lodge

**Action Required:** Review/Motion

I. President's Report

**Action Required:** Review/Motion

## **V. FINANCIALS**

A. Treasurer's Report

**Action Required:** Review Only

B. Current Year to Date Financial Statements

**Action Required:** Review/Motion

## **VI. UNFINISHED BUSINESS**

A. Landscape Maintenance Volunteer Task Force

**Action Required:** Review/Motion

B. Concierge Desk in Living Room

**Action Required:** Review/Motion

C. Landscaping Bid Update

**Action Required:** Review/Motion

D. Tree Mapping Bid Update

**Action Required:** Review/Motion

## **VII. NEW BUSINESS**

A. Common Area Drainage - 1001 Somersett Ridge Pkwy

**Action Required:** Review/Motion

B. Reno Green Removal of Vegetation Below Rockery Wall

**Action Required:** Review/Motion

C. Padovan Rockery Wall Assessment Review & Proposal

**Action Required:** Review/Motion

D. Padovan Recommendation - Sugar Creek Drainage

**Action Required:** Review/Motion

E. Drainage Ad Hoc Committee Acceptance

**Action Required:** Review/Motion

F. Del Webb Signage Ad Hoc Committee Acceptance

**Action Required:** Review/Motion

G. ARC Application Submission Deadline Revision

**Action Required:** Review/Motion

H. 2019 Budget Considerations

**Action Required:** Review Motion

I. Veteran Recognition Ad Hoc Committee Discussion

**Action Required:** Review/Motion

J. Budget & Finance Committee Member Appointment

**Action Required:** Review/Motion

K. Facilities Committee Charter Revision

**Action Required:** Review/Motion

L. Pulte Settlement Ratification

**Action Required:** Review/Motion

M. Reno Green Irrigation Mapping Bid

**Action Required:** Review/Motion

N. Lodge Landscaping Bid

**Action Required:** Review/Motion

O. Website Hosting/Maintenance Contract Bids

**Action Required:** Review/Motion



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## Sierra Canyon Association

# BOARD OF DIRECTORS MEETING AGENDA

- P. Color Trends Lodge Exterior Painting Bid Review
- Q. Election Timeline Review
- R. Landscape Equipment Usage Hours
- S. Implementation of \$10 Guest Fee for Lodge

**Action Required:** Review/Motion  
**Action Required:** Review/Motion  
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**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 - Board of Directors – September 12, 2018

### 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.*



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