



**SIERRA CANYON ASSOCIATION
NOTICE OF BOARD OF DIRECTORS MEETING & AGENDA**

Date & Time: Wednesday, October 12th 2016 ~ 5:30pm

**Location: Sierra Canyon Aspen Lodge
1798 Del Webb Pkwy W, Reno, NV.**

This agenda is made available to the association's membership in accordance with NRS 116.3108. Effective October 1, 2009 each meeting of the Executive Board in Regular Session shall be audio recorded. Copies of the recording will be available to unit's owners upon request. There may be a charge for the copy.

The Board may take action on any item on the agenda

- I. Call to Order and Establishment of Quorum**
- II. Homeowners' Forum-** This forum is devoted to comments from homeowners on agenda items only, pursuant to NRS 116.31083 (5). To ensure everyone gets an opportunity to speak; comments will be limited to three minutes. 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. We would like to let everyone know that even though we value membership comments, this is a Board Meeting designed to conduct association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board, NRS116.31083.
- III. Approval of Meeting Minutes**
- A. September 14th, 2016 Review/Action
- IV. Financials**
- A. Treasurer's Report Review/Discussion only
- B. Financial Statements – August 2016 Review/ Acceptance of
- V. Committee Reports**
- Note: The Board of Directors may take action on items recommended during each report from counsel and/or staff.*
- A. Architectural Review Committee Discussion/Update/Action
- 1) Privacy Fence Stain – Recommendation of two colors for approval
- 2) Mow Strip Vegetation – Recommendation of alternate choices
- 3) Mow Strip Ground Cover – Recommendation of alternate choices
- B. Budget & Finance Committee Discussion/Update/Action
- 2017 Budget – Recommendations
- C. Facilities Committee Discussion/Update/Action
- D. Maintenance Supervisor Discussion/Update/Action
- 1) HVAC Tahoe/Sierra Rooms – Heat Pumps
- 2) Roof repairs/De-humidifier update
- 3) Rockery Walls – Inspection of
- E. Fitness Coordinator Discussion/Update
- F. Community Manager Discussion/Update
- G. Landscape Report Discussion/Update
- VI. Unfinished Business**
- A. Common Area Turnover – Villages 13 & 15 Discussion/Update/Action
- B. Somerset Traffic Ad-Hoc Working Group – Update Discussion/Update/Action
- C. Website/Communications Committee - Update Discussion/Update/Action
- Establishment of & Charter
- D. Board Meeting – December 14th – Cancellation of Discussion/Update/Action
- VII. New Business**
- A. Collection Policy - Review of Discussion/Update/Action
- B. 2017 Budget – Approval of Discussion/Update/Action
- C. Elevator Maintenance Contract – Renewal/RFP Discussion/Update/Action
- D. Pyramid Mechanical – Proposals - HVAC repairs Discussion/Update/Action
- E. Bullying/Harassment Resolution - NRS 116.31184 Discussion/Update/Action



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| F. Nominating Committee – Appointment of Candidate Night – Dates | Discussion/Update/Action |
| G. P.U.D. (Planned Unit Development) Changes – Process of | Discussion/Update/Action |

VIII. Legal – None at this time

IX. Board Member Request for Future Agenda Items

- X. Homeowners Forum** – *In accordance with NRS116/3108 (4) (c) this portion of the meeting is devoted to comments and discussion from homeowners on general topics. To ensure everyone gets an opportunity to speak, comments may be limited to three minutes. 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.*

A) Planning Commission Meeting and Toll Brothers Project - Pam McNeil
Outside north entrance of SCN

- XI. Next Meeting Date – November 9th, 2016 - Member's Budget Ratification Meeting - 5:30 pm
Board Meeting – November 9th, 2016 – Immediately following the Budget Ratification Meeting**

XII. Adjournment

Approved minutes from previous meetings are available by contacting First Service Residential, Phone: (775-337-2700) or may be downloaded from your **community website by logging in at www.sierracanyonreno.com**. There may be a cost for paper or audio copies of minutes. There is no cost in downloading them from the association website. NOTE: The Board may revise the agenda up to three (3) days before the meeting. Newly revised agenda will be posted at the Lodge, on the website, and available on request.

***AN EXECUTIVE SESSION OF THE BOARD OF DIRECTORS WILL BE HELD PRIOR TO/AND RECONVENED IF NECESSARY AFTER THIS MEETING DISCUSS VIOLATIONS OF THE GOVERNING DOCUMENTS, DELINQUENCIES, AND PROPOSED OR PENDING LITIGATION.
BOARD MEMBERS AND MANAGEMENT ONLY***