



Sierra Canyon Association BOARD OF DIRECTORS MEETING AGENDA

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, OCTOBER 10, 2018 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
 - 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. LJSG Report **Action Required:** Review/Motion
- IX. LEGAL UPDATE & DISCUSSION** **Action Required:** Review/Motion
- X. ADJOURNMENT** **Action Required:** Motion



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WEDNESDAY, OCTOBER 10, 2018 at 5:30 PM
SIERRA CANYON ASPEN LODGE ▪ 1798 DEL WEBB PKWY W ▪ RENO, NV 89523
CALL TO ORDER/ESTABLISHMENT OF QUORUM
(Revised and Reposted on 10/3/18)

I. 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.

II. APPROVAL OF MINUTES

Action Required: Review/Motion

- a. September 12, 2018

III. REPORTS

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. Sierra Canyon Voice Committee
- E. Website Committee
- F. Management Report
- G. Maintenance Report
- H. Legal Update on Drainage and Lodge
- I. President's Report

Action Required: Review/Motion

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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. UNFINISHED BUSINESS

- A. Tree Mapping Bid Update
- B. Fuel Reduction Bid Update
- C. Irrigation Mapping Bid Update
- D. Bullying/Harassment Policy Amendments

Action Required: Review/Motion

Action Required: Review/Motion

Action Required: Review/Motion

Action Required: Review/Motion

VI. NEW BUSINESS

- A. Sugar Creek Common Area Drainage
- B. Firefly Court Common Area Drainage
- C. Rockery Wall Repair Update
- D. Lodge Landscape Lighting Bids
- E. Snow Removal Bids
- F. Lodge Door Mechanism Proposal – Front and Rear Doors
- G. ARC Approval Authority Update
- H. Groups Expense Proposals
- I. Allowing SOA Owners to Participate in SCA Groups
- J. Compliance Policy Adoption
- K. Del Webb Signage Board Liaison
- L. Committee Charter Template
- M. Facilities Committee Member Appointment
- N. Management Contract Discussion
- O. 2019 Proposed Budget Acceptance
- P. Reserve Study Update Acceptance
- Q. Canyon Vista Living Contract
- R. Executive/Board Meeting Times for 2019

Action Required: Review/Motion

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VII. HOMEOWNER FORUM



Onsite Office
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Sierra Canyon Association

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VIII. BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

IX. NEXT MEETING DATE - Board of Directors – November 14, 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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