



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

**Date & Time: Wednesday, September 14<sup>th</sup> 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. August 10<sup>th</sup>, 2016 Review/Action
- IV. Financials**
  - A. Treasurer's Report Review/Discussion only
  - B. Financial Statements – July 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
  - B. Budget & Finance Committee Discussion/Update/Action
    - 1) Reserve Study – Browning Reserves – In progress
  - C. Facilities Committee Discussion/Update/Action
  - D. Maintenance Supervisor Discussion/Update/Action
    - 1) Pool Roof repairs/De-humidifier update
  - E. Fitness Coordinator Discussion/Update
  - F. Community Manager Discussion/Update
  - G. Landscape Report Discussion/Update
- VI. Unfinished Business**
  - A. Drainage Ad Hoc Working Group - Update Discussion/Update/Action
  - B. Common Area Turnover – Villages 13 & 15 Discussion/Update/Action
  - C. Somerset & Sierra Canyon Joint Agreement Discussion/Update/Action
    - Revisions of median on Del Webb Parkway E & Somerset Ridge Pkwy by City of Reno
  - D. Somerset Traffic Ad Hoc Working Group – Update Discussion/Update/Action
  - E. Website/Communications Committee - Update Discussion/Update/Action
    - Establishment of & Charter
  - F. Board Vacancies – Appointments – Two vacant seats Discussion/Update/Action
  - G. Privacy Fences – Solid stain vs clear stain – Revisions to rules Discussion/Update/Action
  - H. Mow Strip Vegetation – Possible revision to requirement Discussion/Update/Action
  - I. Pulte Sales Office – Association potential acquisition of Discussion/Update/Action
  - J. Board Meeting – December 14<sup>th</sup> – Cancellation of Discussion/Update/Action
  - K. Somerset Landscape Maintenance Easement Agreement Discussion/Update/Action
    - Revisions submitted by Somerset for discussion & possible action



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**VII. New Business**

- |   |                          |
|---|--------------------------|
| A. Board Selection of Officers – VP & Secretary                 | Discussion/Update/Action |
| B. Mow Strip – Ground cover – Possible revisions to requirement | Discussion/Update/Action |
| C. Reserve Study – New onsite study                             | Discussion/Update/Action |
| D. 2017 “Other” Budget Items – Addition of                      | Discussion/Update/Action |

**VIII. Legal – Legal Fees – Increase – Gayle Kern**

**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.*

**XI. Next Meeting Date – Board Meeting – October 12<sup>th</sup>, 2016 – 5:30 PM**

**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](http://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***