



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 14, 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. 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, NOVEMBER 14, 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 11/05/18)

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. October 10, 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

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

IV. FINANCIALS

A. Treasurer's Report

Action Required: Review Only

B. Current Year to Date Financial Statements

Action Required: Review/Motion

V. UNFINISHED BUSINESS

A. Committee Charter Template

Action Required: Review/Motion

B. Canyon Vista Living Contract

Action Required: Review/Motion

C. Tree Mapping Bid Update

Action Required: Review/Motion

D. Fuel Reduction Bid Update

Action Required: Review/Motion

E. Irrigation Mapping Bid Ratification

Action Required: Review/Motion

F. Lodge Landscaping Lighting – Update

Action Required: Review/Motion

G. Firefly Court Common Area Drainage

Action Required: Review/Motion

VI. NEW BUSINESS

A. Lodge Exterior Security Camera Coverage Bids

Action Required: Review/Motion

B. Locker Room Modification Bids

Action Required: Review/Motion

C. Common Area Trail Maintenance Bids

Action Required: Review/Motion

D. Reno Green Kenton Trail Bid

Action Required: Review/Motion

E. North Monument Bids

Action Required: Review/Motion

F. Bylaw Amendment Adoption

Action Required: Review/Motion

G. Election Policy & Procedure Adoption

Action Required: Review/Motion

H. New Group Applications

Action Required: Review/Motion

I. Aspen Lodge Holiday Closures

Action Required: Review/Motion

J. SOA's AGC/SC's ARC Update

Action Required: Review

K. SOA's CSC Involvement with Sierra Canyon Association

Action Required: Review/Motion

L. SOA's Rockery Wall Conflict

Action Required: Review/Motion

M. Committee Member Appointments

Action Required: Review/Motion

N. Management Bids

Action Required: Review/Motion

VII. 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.

VIII. BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

IX. NEXT MEETING DATE - Board of Directors – December 9, 2018



Onsite Office
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Sierra Canyon Association

BOARD OF DIRECTORS MEETING AGENDA

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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