



DIRECTORS PRESENT: LOREN FARELL – PRESIDENT; SUZANNE FLYNN – SECRETARY; THOMAS HEDGER – DIRECTOR, STEVE GUDERIAN – DIRECTOR, ALAN STROPPINI – DIRECTOR

DIRECTORS ABSENT: DALE STEPHENS – VICE-PRESIDENT; RAY LEE - TREASURER

MANAGEMENT PRESENT: MONICA RIOS AND MARIAH BECKER; *FIRSTSERVICE RESIDENTIAL*

Owners in attendance – Sign in sheet on file

Upon notice of duly given in accordance with NRS 116, the Board of Directors of Sierra Canyon Association held a Board of Director's Meeting on December 11, 2018 at Sierra Canyon Aspen Lodge, located at 1798 Del Webb Pkwy W, Reno, NV 89523.

CALL TO ORDER/ESTABLISHMENT OF QUORUM

Loren Farell called the meeting to order at 5:31 PM and a quorum of Members were present.

HOMEOWNER FORUM

Agenda items only in accordance with NRS 116 – Board responses in italics.

Katherine Stevens read a statement regarding the emergency access road that is being proposed by the developers of the residential community west of Sierra Canyon. Her concerns are that there may be some drainage issues if this road is installed, any views that she has now will be obstructed, and who will have access to the barricade.

Dick George asked if other sites were considered for the emergency access road and does the association carries insurance for homeowner's during construction. *Loren Farell stated that the builders carry insurance.*

APPROVAL OF MINUTES

The Board reviewed revised minutes from the October 10, 2018 Board meeting.

MOTION: Suzanne Flynn moved to approve the revised October 10, 2018 Board meeting minutes as presented. Steve Guderian seconded. Alan Stroppini abstained. Motion carried.

The board reviewed the draft minutes from November 14, 2018 Board meeting.

MOTION: Suzann Flynn moved to approve the November 14, 2018 Board meeting minutes as presented. Tom Hedger seconded. Motion carried unanimously.

The Board reviewed the draft minutes from the November 28, 2018 Board meeting. Suzanne Flynn stated that there is a correction that needs to be made under the second homeowner forum where a homeowner's name is misspelled. The correct spelling was provided to management at that time.

MOTION: Steve Guderian moved to approve the minutes as corrected. Tom Hedger seconded. Motion carried unanimously.

REPORTS

- A. Architectural Review Committee: A report was not provided as the committee is on a winter hold.
- B. Budget & Finance Committee: The report was included in the Board packet for review. No action required.
- C. Facilities Committee: A report was included in the Board packet for review. No action required.
- D. Sierra Canyon Voice Committee: A report was included in the Board packets for the Board to review. Sue Whitaker thanked the Board for supporting the Village Delegates as they have.
- E. Website Committee: A report was included as a standalone document for review. No action required.





- F. Management Report: A report was included in the Board packet for review. No action required. Management also reported that the Board and management met in executive session prior to this meeting to hold hearings, review delinquencies, and violations.
- G. Maintenance Report: A report was included in the Board packet for review. No action required.
- H. Legal Update on Drainage and Lodge: Loren Farell re the litigation update provided by legal counsel pertaining to the construction defects.
- I. President's Report: Loren Farell provided the President's report which was also included in the Board packet for review. No action required.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Joe Lasby reported that as of October 31, 2018 the operating balance is \$161,268k, the reserves \$928,050k, and an operating surplus of \$18k.
- B. YTD Financial Statements: The Board reviewed the October 2018 financials.
MOTION: Steve Guderian moved to approve the YTD October 2018 financial statements subject to the yearend audit. Suzanne Flynn seconded. Tom Hedger opposed. Motion carried.

UNFINISHED BUSINESS

- A. Management Contract Bids: Loren Farell reported that the bids were opened and reviewed by the Board at the November 28, 2018 Board meeting. Since that time the Board has narrowed their decision down to two companies, FirstService Residential and Grand Manors. The Board voiced their dissatisfaction with FirstService Residential stating that due to the ongoing issues with Somerset they would like to have a separate management company and that it was simply time for a change.
MOTION: Steve Guderian moved to accept the bid from Grand Manors. Suzanne Flynn seconded. Motion carried unanimously.
- B. Insurance Bids: Loren Farell reported that the bids were opened and reviewed at the November 28, 2018 Board meeting.
MOTION: Loren Farell moved to accept the bid from American Family on a month to month basis. Steve Guderian seconded. Motion carried unanimously.
- C. Fuel Reduction Bids: The Board opened and reviewed a bid from High Desert Grazers for a total amount of \$156,800 at a \$4.25 per goat rate. Monica Rios announced that the company had originally advised her that they charge \$4 per goat so would hold them to that prior to the Board signing a contract.
MOTION: Steve Guderian moved to accept the bid contingent upon negotiation. Suzanne Flynn seconded. Motion carried unanimously.
- D. Residential Development West of Sierra Canyon: Loren Farell reported that the Board met with the development company who originally offered the association \$25k to tie one-hundred of the newly built homes into Sierra Canyon's sewer system. There are still negotiations being made. He announced that there is no way to stop the developers from building, however if the Board does not come to an agreement with the developer pertaining to the sewer tie in, the developer has stated they could raise the land behind Winterchase Way, twelve to thirty feet high.

NEW BUSINESS

- A. Dissolve Committees: Loren Farell stated that this item was placed on the agenda due to the Board's interest in dissolving a couple of the committees, however feels that it should not be done at this time.
MOTION: Loren Farell moved to remove this item from the agenda. Suzanne Flynn seconded. Motion carried unanimously.
- B. Library Remodel: Monica Rios reported that a bid was solicited to eight companies, however only one bid has been received from Donovan Contracting. There is another company interested in bidding, but due to time constraints, could not turn their bid in on time for the meeting. The Board opened and reviewed the bid from Donovan Contracting - \$58,947.85.



MOTION: Loren Farell moved to table this item until the January Board meeting. Steve Guderian seconded. Motion carried unanimously.

- C. Dates for Bylaw and Board Q&A Meetings: After discussion amongst the Board members, Loren Farell announced that the meetings will be February 5, 2019 and February 6, 2019. The times of these meetings will be announced to the membership appropriately.
- D. Survey Monkey Results: Tom Hedger read the survey monkey results aloud. No action required.
- E. Monthly Assessment Increase or Special Assessment (2019): Loren Farell announced that the Board has been considering a special assessment for the fuel reduction, however recently thought it may be better to increase the 2019 monthly assessment to help pay for the cost of the fuel reduction that will be done in 2019.

MOTION: Suzanne Flynn moved to increase the 2019 monthly assessment to \$110 commencing February 2019. Steve Guderian seconded. Motion carried unanimously.

- F. Amended 2019 Proposed Budget Adoption: The Board reviewed the amended budget.

MOTION: Steve Guderian moved to adopt the amended 2019 budget. Suzanne Flynn seconded. Motion carried unanimously.

HOMEOWNER FORUM

Open comments on any items

Dave Bouton stated that Sierra Canyon supports Somerset's rock walls, Somerset does not support Sierra Canyon's. He asked if the other sub associations are responsible for supporting the rock walls as well. *Loren Farell informed the homeowner that all of the sub associations within Somerset were also applied with the special assessment.*

Earl Villard reported that he moved into Sierra Canyon two years ago. At the time that he purchased his home he was not made aware of any litigation ongoing in Somerset. *Loren Farell stated that at the time that he purchased, there was not any litigation ongoing at that time.*

Dona Logan asked if the \$1,200 assessment from Somerset would be applied again in the coming years or would this be the only assessment that homeowners could expect. *Loren Farell stated that there is no way of knowing if another special assessment will be applied in the future.*

Ivonne Richardson announced that there are a lot of homeowners in the association who are on a fixed income. One of her neighbors only received two social security checks between her and her husband. They moved into the association for the cheaper rates and are now stressed and haven't fallen on hard times due to the special assessment from Somerset. The homeowners who are having a hard time with this, are looking to sell, but are then told that they must disclose the special assessment and lawsuits, how can they sell their home with such disclosures.

Judy Rettich stated that she would like to get a group of homeowners together to go door to door in Sierra Canyon to ask for donations for legal fees to help finance the potential litigation between Sierra Canyon and Somerset.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

None at this time.

NEXT MEETING DATE – Wednesday, January 9, 2018 at 3PM

ADJOURNMENT

Suzanne Flynn moved to adjourn at 7:29PM. Steve Guderian seconded. Motion carried unanimously.

Respectfully Submitted for Board review and Approval:

APPROVED,



Onsite Office

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Board Member



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