



**DIRECTORS PRESENT:** LOREN FARELL – PRESIDENT; DALE STEPHENS – VICE-PRESIDENT;  
RAY LEE- TREASURER; SUZANNE FLYNN – SECRETARY;  
VIRGINIA CASAZZA – DIRECTOR;

**DIRECTORS ABSENT:** ALAN STROPPINI – DIRECTOR, THOMAS HEDGER – DIRECTOR

**MANAGEMENT PRESENT:** MONICA RIOS AND DARREN NULL

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 Wednesday, July 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 5:34 PM and a quorum of Members were present.

**HOMEOWNER FORUM**

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

Joe Callahan discussed the fire hazards from overgrown brush in common areas. He suggested that volunteers assist to clear these areas. Loren Farell stated that GM Monica Rios is obtaining BIDs to clear all common areas as it is a liability for homeowners to undertake the project due to risks of starting a fire.

Susan Madden addressed her concern regarding increasing the guest pass fee to \$10. Loren Farell stated this would be addressed later in the meeting and that the discussion does not refer to what she thinks it does.

Chris Watters addressed concerns with the website which is causing communication issues between group members and administrators. Mentioned talk of a "Hidden Group". Wants to know who is making decisions for the website and why the community not more involved?

Steve Guderian addressed concerns with sunsetting the website committee as there is still outstanding work. Also, asked to see where it showed that the committee is 300% over budget. Advised that he is not in favor of volunteers clearing brush in common area.

Alan Wild stressed concerns regarding the website. Questioned why management was in charge as hijacked the website causing issues with the calendar, directory etc. Advised that this site is not intended for the management company and should be owned by SACN.

Barb Hussey stressed concerns of the HOA increasing dues. Asked why the website was not more user friendly.

Adrienne Thomle inquired if HOA dues will decrease in 2019 since they increased this year to up the reserves.

Lance Chontos expressed concerns about fire hazard and that he is in favor of increasing dues to clear the brush.



## APPROVAL OF MINUTES

The board reviewed draft minutes from the July 11, 2018.

**MOTION:** Alan Stroppini motioned to accept the July 11, 2018 Board of Director's minutes with the following corrections: Under "Unfinished Business" item B. Mentioned conducting a space utilization survey. All grammatical errors. Suzanne Flynn seconded. Motioned carried unanimously.

## REPORTS

- A. Architectural Review Committee: Board reviewed the report. Alan Stroppini stated that he is still experiencing issues with the AGC.
- B. Budget & Finance Committee: Treasurer Ray Lee discussed July's Financial report and the nomination of Dennis Roccaforte.  
**MOTION:** Ray Lee motioned that Dennis Roccaforte be accepted as a new committee member. Suzanne Flynn seconded. Motion carries unanimously.
- C. Facilities Committee: Report included in Board Packet.
- D. Sierra Canyon Voice Committee: Report included in Board Packet. Sue advised that she will meet with the website committee to send a communication seeking volunteers for Village Delegates.
- E. Website Committee: Report included in Board Packet. The committee attempted to add an updated version which was declined. Alice Yucht requested a meeting with GM Monica Rios, group administrators and chairs to gather suggestions on the website.
- F. Management Report: Report included in Board Packet.
- G. Maintenance Report: Report included in Board Packet. Darren advised the Lodge may need to close during the installation of the new dehumidifier.
- H. Legal Update on Drainage and Lodge: Report included in Board Packet. Loren Farell provided the legal update written by Eva Segerblom.
- I. President's Report: Loren Farell provided the President's report, report included in Board Packet. Addressed Dehumidifier settlement, water leakage and reporting procedures, brush clearing, electronic speed sign, The Canyon Courier, volunteers needed for committees and the revision of the Bylaws.

## REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Ray Lee reviewed July financial reports and summarized the following. \$712k in assessments, a surplus of \$45k, operating cash of 45-days at \$146k, reserves at \$1,066,000 and a rough cost to replace the dehumidifier at \$250k. YTD expenditures of roughly \$600k inclusive of salaries at \$200k, landscaping/utilities at \$149k, remaining repairs, maintenance, operations, work comp and misc.
- B. YTD Financial Statements: Board reviewed the July 2018 financials. Ray Lee motioned to approve as unaudited.  
**MOTION:** Ray Lee moved to approve the year to date July 2018 financial statements subject to the year-end audit. Virginia Casazza seconded; Motion carried unanimously.



**UNFINISHED BUSINESS**

- A. Landscaping Maintenance Volunteer Task Force:  
**MOTION:** Virginia motioned to remove this item from the agenda. Loren seconded. Motioned carried unanimously.
  
- B. Concierge Desk in Living Room– Loren Farell discussed the removal of the Kiosk and posting of the contents in the cove in the hall and having the lodge attendants in the entry way to better assist our homeowners.  
**MOTION:** Loren Farell motioned to accept the removal of the kiosk and repositioning of the plastic holders to the cove in the hall. Suzanne Flynn seconded. Motioned carried unanimously.
  
- C. Landscaping Bid Update – Discussion to renew the Reno Green contract was agreed upon.  
**MOTION:** Ray Lee motioned to renew the Reno Green contract. Loren Farell seconded. Motion Carried unanimously.
  
- D. Tree Mapping Bid Update – Reno Green bid \$1.85 per tree plus \$1,958 p/year for software, guesstimating that there are 8,500 trees. Ray Lee recommended to wait another year as he would like to see tree mapping and irrigation mapping bids together for cost saving purposes. Darren advised more bids are expected 08-24-18.  
**MOTION:** Loren Farell motioned to table this. Virginia Casazza seconded. Motion carried unanimously.

**NEW BUSINESS**

- A. Common Area Drainage – 1001 Somerset Ridge Pkwy – Seth discussed the meeting/discussion with the storage facility's owner to address the drainage issues on the neighboring lot that he owns belonging to Sierra Canyon. GM Monica Rios recommended that a motion be made to allow discussions with the storage facility owner to proceed. Alan Stroppini motioned to accept. Suzanne Flynn seconded  
**MOTION:** Loren Farell motioned to later discuss. Suzanne Flynn seconded. Alan Stroppini stated inappropriate to motion if no plan is provided. Loren and Suzanne withdrew motions. Motion carried unanimously.
  
- B. Reno Green Removal of Vegetation Below Rockery Wall –Seth reviewed Reno Green's proposal for \$6,600 to address the area on Meridian Ranch.  
**MOTION:** Alan Stroppini motioned to accept the Reno Green contract of \$6,600. Ray Lee seconded. Motion carried unanimously.
  
- C. Padovan Rockery Wall Assessment Review and Proposal – Seth Padovan of Padovan Consulting suggested that chinking be completed over a 5-year span, completing three villages per year. He also advised that there are 4 areas requiring immediate attention. Monica Rios advised that Seth guesstimated \$100,000 to complete repairs of these 4 areas. Alan Stroppini questioned available reserve amount. Ray Lee advised \$50,000.  
**MOTION:** Ray Lee motioned to approve Seth's proposal of "not to exceed" \$7,020. Dale Stephens seconded. Motioned carried unanimously.
  
- D. Padovan Recommendation – Sugar Creek Drainage – Seth Padovan of Padovan Consulting reviewed his proposals to address two common areas on Sugar Creek. First proposal is for T & M, not to exceed \$8,920 and the second is for T & M, not to exceed \$5,040.  
**MOTION:** Alan Stroppini motioned to accept both the proposal for \$8,920 and the other proposal in the amount of \$5,040. Virginia Casazza seconded. Motion carried unanimously.



- E. Drainage Ad Hoc Committee Acceptance – Committee Members to include: Alan Stroppini, Darren Null, Tom Hedger and Steve Guderian.  
**MOTION:** Loren Farell motioned to accept the new Ad Hoc committee members. Suzanne Flynn seconded. Virginia Casazza opposed. Loren Farell, Dale Stephens, Alan Stroppini, Suzanne Flynn favored. Motion carries.
- F. Del Webb Signage Ad Hoc Committee Acceptance – Committee Members to include: Marcus Rector, Nancy Chontos, Marty Fink and Van Brenner.  
**MOTION:** Virginia Casazza motioned to accept the new committee members. Loren Farell seconded. Motion carried unanimously.
- G. ARC Application Submission Deadline Revision – Alan Stroppini clarified changes. Deadline will now be Saturday at 5P prior to ARC Meeting.  
**MOTION:** Loren Farell motioned to accept the ARC application deadline be changed to Saturday at 5p prior to the ARC meeting. Alan Stroppini seconded. Motion carried unanimously.
- H. 2019 Budget Considerations – Ray Lee presented 6 major budget considerations for 2019. Drainage issues, fuel reduction, rockery wall repairs, additional lighting in parking lot, reserve funding, legal fees for by-Law review/changes. Monica Rios added to the budget consideration two positions, Landscaping Technician and Office Administrative Assistant. Ray Lee recommended that the 6 topics discussed be top priority for 2019 budget consideration.
- I. Facilities Committee Charter Revision – Monica Rios recommended tabling the topic so that a single charter for all committees can be prepared and presented at the September  
**MOTION:** Virginia Casazza motion to table. Ray Lee seconded. Motion carried unanimously.
- J. Pulte Settlement Ratification – Loren advised that via written unanimous consent, a settlement was reached with Pulte regarding the dehumidifier in the amount of \$50,000.  
**MOTION:** Loren Farell motioned to ratify the acceptance of the \$50,000 dehumidifier settlement with Pulte. Suzanne Flynn seconded. Motion carried unanimously.
- K. Reno Green Irrigation – Bid is \$11,100. Ray Lee recommended to table this to negotiate a discount with Reno Green, if we proceeded with both the irrigation mapping and tree mapping.  
**MOTION:** Suzanne Flynn motioned to accept tabling of the irrigation mapping for further discussion. Dale Stephens seconded. Motion carried unanimously.
- L. Lodge Landscaping – GM Monica Rios advised that thus far only 1 bid from Reno Green, reviewed last month, had been received. Recommended tabling until additional bids are received.  
**MOTION:** Loren Farell motioned to table. Suzanne Flynn seconded. Motion carried unanimously.
- M. Website Hosting/Maintenance Contract Bids – Two sealed website bids were opened and reviewed by the Board and management. One from D4 in the amount of \$5,280. Additional ongoing monthly fee is \$990 which includes 6-hours of maintenance support and \$160 p/hour for additional hours needed. The 2<sup>nd</sup> bid from Right to Rank came in at \$5,125 and \$395 monthly reoccurring for maintenance and website monitoring.  
**MOTION:** Alan Stroppini motioned to table until next meeting and requested more bids. Dale Stephens seconded. Motion carried unanimously.



- N. Color Trends Lodge Exterior Painting Bid Review – Discussion was the amount. \$40,000 vs. \$47,000. Confirmed bid was \$40,000.  
**MOTION:** Loren Farell motioned to accept Color Trends bid at \$40,000. Alan Stroppini seconded. Motion carried unanimously.
- O. Election Timeline Review – Loren Requested that Monica Rios send an e-blast seeking volunteers for this Ad Hoc committee.  
**MOTION:** Loren Farell motioned to accept sending an Eblast seeking volunteers. Suzanne Flynn seconded. Motion carried unanimously.
- P. Landscaping Equipment Usage Hours – New times proposed as 7:00AM – 6:00PM.  
**MOTION:** Ray Lee motioned to accept the new proposed landscaping equipment usage hours. Suzanne Flynn seconded. Motion carried unanimously.
- Q. Implementation of \$10.00 Guest Fee for Lodge – This pertained specifically to Somerset homeowners/residents coming to the Sierra Canyon Lodge via a guest pass. Charges would be applicable to certain events and/activities and the number of passes to be issued limited.  
**MOTION:** Loren Farell motioned to table until a conversation can take place with Somerset GM. Suzanne Flynn seconded. Motion carried unanimously.

#### HOMEOWNER FORUM

##### *Open comments on any items*

Alice Yucht expressed her discontent about tabling the late add of her website committee submission. Reiterated that a meeting was necessary to discuss new members, RFP's and to establish the committee.

Ken Banasiak expressed concerns on the rockery wall issues. GM Monica Rios will post the listing of areas that are being addressed. Advised that over the course of the year he has been in contact with Mariah and does not want to be over looked as his area is just as important as the others.

Steve Guderian submitted a statement regarding an email regarding “bullying” and has requested a public hearing to address and discuss in further detail.

Nancy Chontos wishes to seek time to discuss West Park donations at the September BOD meeting.

#### BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

No requests made at this time.

**NEXT MEETING DATE** – Wednesday, September 12, 2018

#### ADJOURNMENT

Virginia Casazza moved to adjourn at 8:24 PM. Dale Stephens seconded. Motion carried unanimously.

Respectfully Submitted for Board review and Approval:

APPROVED,

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Board Member

