



DIRECTORS PRESENT: LOREN FARELL – PRESIDENT; DALE STEPHENS – VICE PRESIDENT; RAY LEE – TREASURER; SUZANNE FLYNN – SECRETARY; THOMAS HEDGER – DIRECTOR, STEVE GUDERIAN – DIRECTOR, ALAN STROPPINI – DIRECTOR

DIRECTORS ABSENT: NONE

MANAGEMENT PRESENT: MONICA RIOS – GENERAL MANAGER; AND MARIAH BECKER – ASSISTANT MANAGER; *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 January 9, 2019 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 3:02 PM and a quorum of Members were present.

HOMEOWNER FORUM

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

Carrie Argryus stated that she believes that the library expansion project would be an irresponsible use of association funds. The Board can use the library as is to conduct meetings. There is some noise during fitness classes, however it is not enough to have the library enclosed.

Donna Zayner reported that she submitted the spiritual group application and would be willing to answer any questions that the Board may have.

APPROVAL OF MINUTES

The Board reviewed revised minutes from the December 11, 2018 Board meeting.

MOTION: Suzanne Flynn moved to approve the December 11, 2018 Board meeting minutes as presented. Steve Guderian seconded. Ray Lee and Dale Stephens abstained. Motion carried.

REPORTS

- A. Architectural Review Committee: A report was not provided as the committee is on a winter hold.
- B. Budget & Finance Committee: Joe Lasby reported that the committee met on January 2, 2019 to review the October and November 2018 financial statements. 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. Del Webb Signage Committee: The committee meeting minutes were included in the Board packet for review and a report was included as a standalone document. No action required
- G. 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.
- H. Maintenance Report: A report was included in the Board packet for review. No action required.
- I. Legal Update on Drainage and Lodge: Loren Farell read the litigation update provided by legal counsel pertaining to the construction defects.



Onsite Office

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- J. 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: Ray Lee reported that as of November 31, 2018 the operating balance is \$176k with an unencumbered cash amount of approximately \$94k which is equivalent to 27 days of operating capital, and the reserve balance is \$902k. He reported that he expects the operating capital will be utilized when the new management company takes over as some owners will mistakenly continue to send their payments to the prior management company. At the end of November there was a positive variance in the amount of \$6k and it is expected that the December financials will reflect a break even. In the month of November the procurement card expenses seemed to be higher than usual so management provided a reconciliation report which showed that prior months expenses had been included in the November statements which resulted in the reasoning for the higher expense amount shown. There have also been increases in the payroll expenses which management is looking into. At this time Monica Rios informed the Board that in some months the payroll invoices had been paid twice and this will be taken care of so that the correct amounts are reflected. Due to the discrepancies in the financials Ray Lee does not recommend that the Board approve at this time.
- B. YTD Financial Statements: The Board reviewed the November 2018 financials. This item was postponed until the next meeting.

UNFINISHED BUSINESS

- A. Residential Development West of Sierra Canyon: Loren Farell reported that the Board has met with the developers and the association's legal counsel to discuss a settlement amount. Thereafter the Board received a settlement offer in the amount of \$200k which the Board is happy with. A settlement agreement has been written up and reviewed by both parties and legal counsel.
MOTION: Steve Guderian moved to approve the agreement and amount offered. Dale Stephens seconded. Motion carried unanimously.
- B. Committee Charter Adoption: This item was postponed until the next meeting as there is some language missing from the proposed charter.
- C. Canyon Vista Living Contract: The Board reviewed the contract.
MOTION: Dale Stephens moved to approve the contract as presented. Ray Lee seconded. Suzanne Flynn opposed. Motion carried.
- D. Spiritual Growth Group Application: The Board reviewed and discussed the application.
MOTION: Steve Guderian moved to deny the application. Suzanne Flynn seconded. Motion carried unanimously.
- E. Library Construction Project – Bids – Update: The Board opened and reviewed a bid from Avilla Construction - \$52,612k. The Board had opened and reviewed a bid at the December meeting from Donovan Contracting - \$58,947.85k.
MOTION: Steve Guderian moved to deny both bids. Ray Lee seconded. Motion carried unanimously.

NEW BUSINESS

- A. Lodge Rental Fee: Loren Farell stated that he would like to obtain a legal opinion pertaining to the insurance limit coverage requirement for the lodge rentals and whether it should be increased.
MOTION: Loren Farell moved to obtain a legal opinion. Steve Guderian seconded. Motion carried unanimously.
- B. Bylaw Amendment Update: Loren Farell reported that the Board met with legal counsel to discuss the typos in the amended Bylaws. The attorney stated that it is not a concern as the typos do not affect the language in the paragraphs. The typos can be corrected without the need to mail the Bylaws to the membership again.





- C. Resolution Adoption – Board Members Accompanying Compliance Inspections: The Board reviewed the resolution.

MOTION: Loren Farell moved to approve the resolution. Dale Stephens seconded. Motion carried unanimously.

HOMEOWNER FORUM

Open comments on any items

Karen Craner disclosed that she is Dale Stephens' wife. As this will be this Board's final meeting, she offered her gratitude and thanked the Board for their years of service. She stated that it pains her to hear homeowners stating that there is lack of communication from the Board, when she has witnessed otherwise.

Ross Bowman reported that the ARC will reconvene from their winter break in March and would like an update as to where the Board is at with getting the ARC authority back from Somerset. He thanked the Board for taking on the task of going to bat to get these rights back. *Loren Farell announced that though authority has not been granted back, the discussions are not over with Somerset. However, due to legal matters, he is not at liberty to disclose the points of the ongoing discussions*

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

None at this time.

NEXT MEETING DATE – Wednesday, February 13, 2019 at 5:30PM

ADJOURNMENT

Steve Guderian moved to adjourn at 4:43PM. Dale Stephens seconded. Motion carried unanimously. Respectfully Submitted for Board review and Approval:

APPROVED,

Board Member