



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

DIRECTORS ABSENT: ALAN STROPPINI - DIRECTOR

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 Wednesday, August 15, 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.

Don Helmstetter reported that he has overheard that there will be an increase in the monthly assessments and he does not mind that, however he would like the homeowners to feel like they are getting something in return for their money. He believes that everything has gone downhill and that the governing documents are not being enforced. If homeowners gripe and complain enough they are granted variances from the Board.

Nancy Chontos stated that she does not think that Somersett homeowners should be allowed to join Sierra Canyon groups. The Sierra Canyon homeowners pay for the clubhouse and the amenities so they should remain exclusive to Sierra Canyon homeowners.

Ray Callahan informed the Board that he has been made aware of the rock wall issues in Sierra Canyon and Somersett. He asked that if the walls go into stage four, can they be torn down. *The Board informed him that would not be cost effective.*

Glenda Powell stated that she does not believe allowing Somersett homeowners to have guest passes and if the Board proceeds with this, the need to obtain a legal opinion.

Peggy Downing stated that she is opposed to the pickle ball machine being approved by the Board as it is not needed. She reported that there are more than enough pickle ball players to hit the ball back and forward with. There are about eighty current players and of those eighty, only five or six of the players are requesting the pickle ball machine.

APPROVAL OF MINUTES

The board reviewed draft minutes from the September 12, 2018 Board meeting.

MOTION: Dale Stephens moved to approve the September 12, 2018 Board meeting minutes as presented. Steve Guderian seconded. Motion carried unanimously.

REPORTS

- A. Architectural Review Committee: A report was not provided for the Board to review.
- B. Budget & Finance Committee: The report was included in the Board packet for review. No action required.
- C. Facilities Committee: The report was included in the Board packet for review. No action required. Dale Stephens reported that he and Suzanne Flynn have interviewed a few homeowners for the open committee seats. At the next meeting two of those who were interviewed will be appointed and one will be appointed as a sit in member.



- D. Sierra Canyon Voice Committee: The report was not provided for the Board to review.
- E. Website Committee: The report was included in the Board packet for review. No action required.
- F. Management Report: The report was included in the Board packet for review. No action required. Monica Rios stated that she would like clarification in regards to a motion that was made at the August 15th meeting pertaining to the Administrative position acceptance. She asked if the Board moved to approve the acceptance of that position for the remainder of 2018 and going into 2019.
MOTION: Steve Guderian moved to acknowledge that at the time that the motion was made to approve the position it was understood that the position would be filled in 2018. Tom Hedger seconded. Motion carried unanimously.
- G. Maintenance Report: The report was included in the Board packet for review. No action required.
- H. Legal Update on Drainage and Lodge: Loren Farell read the October 2018 litigation update provided by Eva Segerblom. See attached.
- I. President's Report: Loren Farell provided the President's report which was also included in the Board pack for review. No action required.

REVIEW OF FINANCIAL REPORT

- A. Treasurer's Report: Ray Lee reported as of August 31, 2018 the balance in the operating account is \$233k, the balance in the reserves is \$1.1 million, there is about thirty-six days of unencumbered cash, and there is a delinquency amount of \$44k which a majority of is with one homeowner. Though the reserves reflect a balance of 1.1 million, the dehumidifier replacement cost has not reflected on the financials just yet. In the subsequent months the reserve balance will draw down as there are more projects that will be completed at the end of 2018. There is also a \$55k surplus in the operating account, however it is to be expected that surplus will be spent on the rockery wall maintenance program. Ray Lee reported that the Budget and Finance Committee has reviewed the 2019 reserve study update and recommends that the Board approves the update.
- B. YTD Financial Statements: The Board reviewed the August 2018 financials.
MOTION: Ray Lee moved to approve the YTD July 2018 financial statements subject to the year-end audit. Suzanne Flynn seconded. Motion carried unanimously.

UNFINISHED BUSINESS

- A. Tree Mapping Bid Update – An update has not been provided by Reno Green.
MOTION: Ray Lee moved to table this item until the next meeting. Dale Stephens seconded. Motion carried unanimously.
- B. Fuel Reduction Bid Update – The Board and management reviewed the updated bid provided by Reno Green and were left with many questions.
MOTION: Loren Farell moved to table this item until the next meeting. Dale Stephens seconded. Motion carried unanimously.
- C. Irrigation Mapping Bid Update – The Board opened and reviewed the updated bid provided by Reno Green which was \$1,100 less than the previous bid they had submitted.
MOTION: Steve Guderian moved to accept the bid. Tom Hedger seconded. Motion carried unanimously.
- D. Bullying/Harassment Policy Amendments – The Board reviewed the amended policy which was provided in the Board packets.
MOTION: Dale Stephens moved to approve the amended policy. Suzanne Flynn seconded. Motion carried unanimously.



- P. Executive/Board meeting Times for 2019 – Management announced that the Board has considered changing the Board meeting times for 2019 with the executive session starting at 1:30PM and the regular session at 3PM.
MOTION: Dale Stephens moved to approve the new meeting times. Steve Guderian seconded. Motion carried unanimously.
- Q. Collection Policy Review – The Board reviewed the collection policy.
MOTION: Steve Guderian moved to extend the policy into 2019. Suzanne Flynn seconded. Motion carried unanimously.
- R. Investment Policy Review – The Board reviewed the investment policy.
MOTION: Ray Lee moved to extend the policy into 2019. Loren Farrell seconded. Motion carried unanimously.
- S. 2019 Annual Meeting Calendar – The Board reviewed the proposed 2019 annual meeting calendar.
MOTION: Dale Stephens moved to approve the calendar. Steve Guderian seconded. Motion carried unanimously.

HOMEOWNER FORUM

Open comments on any items

David Proehl stated that the budget is strained with the current rockery wall failures and fuel reduction plans. If the walls are failing now who is to say that the walls will not fail again in ten years after being repaired. He suggested that the transfer fee that is collected by the association when a home is sold, should increase to \$1k rather than the \$400 that is currently being collected per sale.

Marcus Rector reported that the majority of the content in the Canyon Vista Living magazine is written by homeowners and that revenue is made off the vendor for advertising.

Kathy Cooper announced that she has a friend in the community who installed solar panels on her home a few years ago which was a \$12k project, and the cost to the association was only \$100. She has recently submitted an architectural request to install NV Gold in her mow strip and now that the AGC has the final approval authority, the fee to the association is \$400. She reported that her friend is very angry about the situation and having to pay that high of a deposit considering that it is not fully refundable.

Adrienne Tomley reported that the editors who edit the magazine do such a fine job that Montrouex is now using the same editors.

BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

Committee Member Appointment, Locker Rooms, and Sides of Common Area Trails

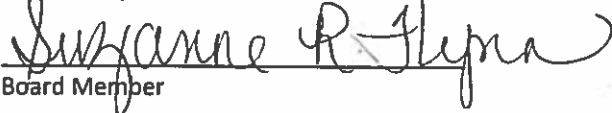
NEXT MEETING DATE – Wednesday, November 14, 2018 at 5:30pm

ADJOURNMENT

Loren Farrell moved to adjourn at 8:08PM. Dale Stephens seconded. Motion carried unanimously.

Respectfully Submitted for Board review and Approval:

APPROVED,


Board Member





NEW BUSINESS

- A. Sugar Creek Common Area Drainage – Seth Padovan reported that he solicited three bids for the repairs that need to be made to the common area drainage on Sugar Creek. He received the three bids, however he disqualified one of them. The Board opened and reviewed a bid from 1) EPS - \$32,563 2) Gail Wiley's - \$96,826.
MOTION: Suzanne Flynn moved to approve the bid from EPS. Ray Lee seconded. Motion carried unanimously.
- B. Firefly Court Common Area Drainage – Item postponed until the next meeting.
- C. Rockery Wall repair update – Seth inspected and reviewed phase one of the rockery walls which is villages one through three. HE has determined that some work will need to be done and may have bids by the next Board meeting.
- D. Lodge Landscaping Lighting Bids – The Board opened and reviewed two bids. 1) IME - \$33k 2) Jensen Electric - \$24k.
MOTION: Steve Guderian moved to table this item until the next meeting so that in that time a more cost effective way of illuminating the parking lot in dark areas can be researched. Dale Stephens seconded. Motion carried unanimously.
- E. Snow Removal Bids – The Board opened and reviewed three bids. 1) Reliable Landscape - \$85/hr for use of plow equipment, \$50/hr manual shoveling \$25 per bag of ice melt, \$45/hr to apply ice melt 2) Keeping it Green \$40 per man hour, \$75/hr for snow blowing service 3) Reno Green - \$120/hr Bobcat usage, \$130/hr Backhoe, \$190/hr small and medium loader, \$220/hr large loader, \$190/hr grader/cat blade, \$130/hr dump trucks.
MOTION: Steve Guderian moved to approve the bid from Reliable Landscape. Ray Lee seconded. Motion carried unanimously.
- F. Lodge Door Mechanism Proposal – Front and Rear Doors – The Board reviewed the proposal from All American Locke and Safe who installed the previous set of doors, for \$10,040.66.
MOTION: Dale Stephens moved to approve the proposal. Suzanne Flynn seconded. Motion carried unanimously.
- G. ARC Approval Authority Update – Loren Farell reported that the Somerset Board did not grant full authority back to the Sierra Canyon Architectural Committee.
- H. Group Expense Proposals – The Board reviewed a request from the Pickleball Group for a pickleball machine in the amount of \$1,716. No action was taken. The Board then reviewed a fourth quarter budget request from the Theater Group in the amount of \$1,222.
MOTION: Steve Guderian moved to approve the budget. Loren Farell seconded. Ray Lee and Tom Hedger opposed. Motion carried with majority in favor.
- I. Allowing SOA Owners to Participate in SCA Groups – The Board discussed allowing Somerset homeowners participating in Sierra Canyon Groups.
MOTION: Dale Stephens moved to deny Somerset participation in Sierra Canyon groups. Loren Farell seconded. Motion carried unanimously.
- J. Compliance Policy Adoption – A new policy was drafted, however after further review and comparison of both policies, management recommended that the current policy remain in place.
MOTION: Steve Guderian moved to retain the current policy, and to remove the document from the PRGs so that it is a standalone document. Suzanne Flynn seconded. Dale Stephens was absent for the vote. Motion carried with majority in favor.
- K. Del Webb Signage Committee Update – Management reported that Tom Hedger is the new Board liaison for the committee.
- L. Committee Charter Template – Item postponed until the next Board meeting.
- M. Management Contract Discussion – Ray Lee reported that the management contract with FirstService Residential will be up in November. Negotiations with the current management company have begun and a request for proposal is in the process of being drafted so that the Board can go out to bid.
- N. 2019 Proposed Budget Acceptance – The Board reviewed the proposed budget. Ray Lee stated that the proposed budget reflects a \$5 increase in the monthly assessment.
MOTION: Ray Lee moved to approve the proposed budget. Dale Stephens seconded. Motion carried unanimously.
- O. Canyon Vista Living Contract – Management reported that the magazine contract is due to auto renew and asked the Board if they would like to extend or terminate the contract. The Board asked that management provide a list of pros and cons at the next Board meeting where the Board will then decide whether or not they would like to renew.