

UNIVERSITY RIDGE HOMEOWNERS ASSOCIATION

November 16, 2016

Starting at 6:00 pm

Location: Evelyn Mount Community Center

1301 Valley Rd. Reno, NV. 89512

2nd Floor ~ Tuscarora Room

MEMBERSHIP BUDGET RATIFICATION MEETING

--AGENDA--

- I. Call Meeting to Order**
 - II. Approval of Minutes:**
Approval of the November 17, 2015 Budget Ratification Meeting Minutes
 - III. Presentation of Board Approved 2017 Budget**
 - IV. Homeowner Ratification of Board Approved 2017 Annual Budget**
NOTE: per NRS 116.3103, unless a majority of all units' owners or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present
 - V. Adjournment to Annual Membership Meeting**
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ANNUAL MEMBERSHIP MEETING

Immediately following Membership Budget Ratification Meeting

AGENDA

- I. Call Meeting to Order**
Welcome Members
- II. Proof of Notice of Meeting** Annual and special meeting notifications must be sent not less than fifteen (15) days, nor more than sixty (60) days prior to the date fixed for the meeting.
- III. Roll Call (Quorum):** By-Laws, Article IV, Section 4.01, Quorum. A quorum is present at any meeting in person or by proxy of members of the Association having twenty percent (20%) of the total votes of the Association.
- IV. Introduction of New Board Members** – Two positions were available. Two applications have been received. Ballots are not required per NRS 116.31034.
- Welcome Robert Boom and Zaneta Janiczak-Serafico to the Board
- V. Comments and Suggestions from the Membership:** In accordance with NRS 116, the Member's Forum is devoted to comments from unit owners. Except in emergencies, no action may be taken unless the item has been placed on the agenda. Due to time constraints, comments should be limited to three (3) minutes.
- VI. Approval of Minutes:**
Approval of the November 17, 2015 Annual Meeting Minutes.
- VII. Treasurers Report**
Current Operating Financial and Reserve Fund Information. The Treasurer will review with the membership the Association's current financial standing.
- VIII. President's Report**
- IX. New Business**
A. Elect Officers to positions for 2016-2017 Board of Directors
- X. Adjournment**