

University Ridge Homeowners Association

BOARD OF DIRECTORS MEETING

July 26, 2018 at 2:00PM

Meeting to be held at: Equus Management Group, 4888 Sparks Blvd., Ste. 102, Sparks, NV 89436

AGENDA AND NOTICE

1. **Call to Order/ Roll Call/Establish Quorum** *Action*
Association is required by NRS 116 to audiotape Board Meetings. Any homeowner audiotaping must state so at this time.
2. **Membership Open Forum for Items Specifically on the Agenda** *Discussion*
This portion of the meeting is dedicated to membership input for items on the AGENDA ONLY. No action can be taken on any items brought up at this time; however, if the Board determines new items should be placed on the next agenda, they may do so. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to thirty minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct Association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board.
3. **Approval of Minutes** *Discussion/Action*
A. May 1, 2018
4. **Financial Statements** *Discussion/Action*
A. Financial Statements for April 2018
B. Financial Statements for May 2018
C. Financial Statements for June 2018
D. Review/Accept 2017 Financial Review by Gene Clawson, CPA
5. **Committee/Management Reports** *Informational Only*
A. Management/Executive Session Report – Equus Management
B. Architectural Committee; ARC Chair – Savannah Gorciak
C. Police Liaison; Noel Nash English
D. Landscaping Committee; Linda Good, Chair
E. Quality of Life Committee; Zaneta Janiczak-Serafico
6. **Old Business** *Discussion/Action*
A. Review/Approve Architectural Committee Charter
B. Management Company Status
C. Discuss documenting ownership/maintenance of land around monument sign
D. University Park Fence Discussion
E. New homeowner account setup fees & resale packets
F. Discuss/Approve Storage Options of the Association Documents
7. **New Business** *Discussion/Action*
A. Discuss/Approve Estimates for Tree/Shrub Removal in the median on Socrates
B. Discuss/Approve a Possible Barrier on Cloudview to Deter Parking Along Vacant Lots and Common Area
C. Discuss/Revise/Approve Rental Approval Policy
D. Discuss/Approve revised contract for All Seasons removing verbiage Not Applicable to the common areas
E. Discuss/Approve Estimates from All Seasons for irrigation repairs/replacements
F. Discuss/Approve Purchasing an Endorsement Stamp for Payments
G. Discuss/Possibly Change Allowance of Protruding Wing Fences
H. Discuss/Possibly Change 120-day Construction Time Frame
8. **Report of Action Taken After Last Meeting** *Discussion/Action*
A. Emergency Leak Repair by All Season Across from Demos Court
9. **University Ridge HOA Correspondence** *Discussion/Action*
10. **Board Comments/Next Meeting Date & Agenda Items** *Discussion/Action*
11. **Membership Open Forum for any Item Pertaining to the Association** *Discussion/Action*
12. **Adjournment** *Discussion/Action*

The Board of Directors Executive Session Meeting may be held before or after the Board Meeting to address delinquencies and/or compliance matters. Homeowners are not permitted to attend the Executive Session Meeting unless for specified matters.

As per NRS116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner, or if the association is unable to provide the copy of summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session.

Visit signin.equusmanagement.com to make payments and view your account.

Visit www.universityridgehoa.com for up-to-date information pertaining to the association.

University Ridge Homeowners Association
EXECUTIVE BOARD OF DIRECTORS MEETING AGENDA
Date: July 26, 2018 ~ Immediately Following Board Meeting
Location: Equus Management Group Offices
4888 Sparks Blvd., Ste. 102
Sparks, NV 89436

I. CALL MEETING TO ORDER AND ROLL CALL

- a. Determination of a quorum

II. REVIEW/APPROVE MINUTES

- May 1, 2018 Executive Meeting

Discussion/Action

III. DELINQUENCIES

- a. Review Aged Receivables Financial Report
- b. Review Status Report – Hampton and Hampton

Discussion/Action

Discussion/Action

IV. VIOLATIONS OF GOVERNING DOCUMENTS

- a. Review violation log and owner responses
- b. Conduct any hearings

Discussion/Action

Discussion/Action

V. DISCUSS RENEWAL OF MANAGEMENT CONTRACT

Discussion/Action

VI. DISCUSS/REVIEW HOMEOWNER CORRESPONDENCE

Discussion/Action

VII. ADJOURNMENT

Action