

# University Ridge Homeowners Association

## BOARD OF DIRECTORS MEETING

September 20, 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. July 26, 2018
4. **Financial Statements** *Discussion/Action*  
A. Financial Statements for July 2018  
B. Financial Statements for August 2018
5. **Committee/Management Reports** *Informational Only*  
A. Management/Executive Session Report – Equus Management *Discussion/Action*  
B. Architectural Committee; ARC Chair – Savannah Gorciak *Discussion/Action*  
C. Police Liaison; Noel Nash English *Discussion/Action*  
D. Landscaping Committee; Linda Good, Chair *Discussion/Action*  
E. Quality of Life Committee; Bryan Harvey, Chair *Discussion/Action*  
F. President Report – Zaneta Janiczak-Serafico *Discussion/Action*
6. **Old Business** *Discussion/Action*  
A. University Park Fence Discussion – Possible Removal of Fence and Gate *Discussion/Action*  
B. Discuss/Approve Estimates on Barrier Options on Cloudview to Deter Parking Along Vacant Lots and Common Area *Discussion/Action*  
C. Discuss/Approve revised contract for All Seasons removing verbiage Not Applicable to the common areas. *Discussion/Action*  
D. Reviewing Management Company Proposals and Bids *Discussion/Action*  
E. Discuss Rental Restriction Revision Committee *Discussion/Action*  
F. Discuss/Possibly Change Allowance of Protruding Wing Fences *Discussion/Action*  
G. Discuss/Possible Change 120-day Construction Timeframe *Discussion/Action*
7. **New Business** *Discussion/Action*  
A. Review/Approve Estimates for Irrigation Repairs/Replacements *Discussion/Action*  
B. Review/Approve 2019 Operating and Reserve Budgets *Discussion/Action*  
C. Gate Installation on Cloudview *Discussion/Action*  
D. Snow Removal Contract Renewal *Discussion/Action*  
E. Repainting Requirements *Discussion/Action*
8. **Report of Action Taken After Last Meeting** *Discussion/Action*  
A. Emergency Main Line Leak Repair by All Seasons *Discussion/Action*
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](http://signin.equusmanagement.com) to make payments and view your account.

Visit [www.universityridgehoa.com](http://www.universityridgehoa.com) for up-to-date information pertaining to the association.

**University Ridge Homeowners Association**  
**EXECUTIVE BOARD OF DIRECTORS MEETING AGENDA**  
**Date: September 20, 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**

- July 26, 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/REVIEW HOMEOWNER CORROSPONDENCE**

*Discussion/Action*

**VI. ADJOURNMENT**

*Action*