

Board of Directors:  
Zaneta Janiczak-Serafico –  
President  
Robert Boom – Treasurer  
Jim North – Secretary  
Bryan Harvey-Director  
Adam Gorciak-Director

# University Ridge Homeowners Association

Professionally Managed by:  
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## NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

Date: **January 30, 2019**  
Time: 6:00 pm

Location: Evelyn Mount Community Center  
1301 Valley Road  
Reno, Nevada

## AGENDA

### 1. Call to Order, Welcome, Determination of Quorum

Association is required by NRS 116 to Audio Tape Board Meetings. Any homeowners audio taping must state so at this time.

### 2. Guest Speakers – Councilwoman Bonnie Weber & Derek Kirkland of Wood Rodgers for NV Energy

### 3. Membership Open Forum for Items Specifically on the Agenda

This period is devoted to comments by members of the Association and discussion of those items on the agenda. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner can give away their allotted time to expand another owner's time.

### 4. Minutes

- a) Discuss & approve the November 28, 2018 Board meeting minutes (Action Item)

### 5. Financial Statements (Oct-Dec 2018)

- a) Review and accept Oct-Dec 2018 Unaudited Financials (Action Item)  
b) Board to approve Gene Clawson to prepare the 2018 Taxes & Audit (Action Item)

### 6. Committee/Management Reports

- a) Management/Executive Session Report –Equus Management (Action Item)  
b) Architectural Committee- ARC Chair-Savannah Gorciak  
i. Board to establish time frame of completion after approval (Action Item)  
ii. Board to approve proposed revisions to Arc Application (Action Item)  
c) Police Liaison – Noel Nash English (Action Item)  
d) Landscaping Committee – Linda Good – Chair (Action Item)  
e) President's Report – Zaneta Janiczak-Serafico (Action Item)

### 7. Unfinished Business

- a) Board to discuss & approve options to deter parking along Cloud View Circle (Action Item)  
b) Board to update on CC&R Revision Committee (Action Item)

### 8. New Business

- a) Board to discuss & approve Property Insurance (Action Item)  
b) Board to open & approve full Reserve Study Update proposals (Action Item)

### 9. Report of Action taken After Last Meeting

(Action Item)

### 10. University Ridge HOA Correspondence

### 11. Next Board Meeting

- a) Board Announcements & Comments  
b) Items to be placed on next agenda  
c) Tentative next meeting date – Wednesday, March 27, 2019 – 5:30 p.m. at Evelyn Mount Community Center

### 12. Homeowner Comments

This period is devoted to comments by members of the Association and discussion of those comments on any issue. No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083, or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner can give away their allotted time to expand another owner's time.

### 13. Adjournment

(Action Item)

A draft version of the minutes of this meeting will be available to homeowners within 30 days.

An Executive Session meeting will be held immediately after the Meeting to discuss delinquencies, CC&R violations and any legal issues pursuant to NRS 116.

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