

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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Association Manager:
Amy Powers

NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

Date: **August 8, 2019**
Time: 5:30 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 Speaker

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 June 6, 2019 Board meeting minutes (Action Item)

5. Financial Statements (May-Jun 2019)

- a) Review and accept May - Jun 2019 Unaudited Financials (Action Item)

6. Committee/Management Reports

- a) Management/Executive Session Report - Equus Management (Action Item)
- b) Architectural Review Committee (ARC) - Savannah Gorciak, Chair (Action Item)
- c) Police Liaison – Noel Nash English (Action Item)
- d) Landscaping Committee – Linda Good, Chair (Action Item)
- e) CC&R Revision Committee – Adam Gorciak, Chair (Action Item)
 - i. Progress report on rental cap (Action Item)
- f) 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 approve slurry seal & crack fill on Cloud View Circle (proposals opened 6/6) (Action Item)

8. New Business

- a) Board to adopt collection policy amendments (Action Item)
- b) Board to discuss and vote on bids for a steel cable stanchion barrier on Cloud View Circle (Action Item)
- c) Board to discuss and vote on the removal of dead vegetation in common areas (Action Item)
- d) Board to review and vote on the financial draft audit and management representative letter (Action Item)
- e) Board to discuss and vote on the renewal of the Union Pacific railroad lease (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, September 25, 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 Board of Directors meeting to discuss delinquencies, CC&R violations and any legal issues pursuant to NRS 116.

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