

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

University Ridge Homeowners Association

Professionally Managed by:
Equus Management Group
5480 Reno Corporate Dr., #100
Reno, NV 89511
Ph: 775-852-2224
Fx: 775-852-4901
Association Manager:
Matt Kramer

UPDATED

New Business E and K

NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

Date: **October 10, 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. 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.

3. Minutes

a) Discuss & approve the August 8, 2019 Board meeting minutes. (Action Item)

4. Financial Statements

a) Review and accept July - August 2019 audited Financials. (Action Item)

5. 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 – Žaneta Janiczak-Serafico (Action Item)

6. Old Business

- a) Discuss & approve options to deter parking along Cloud View Circle. (Action Item)
- b) Discuss and vote on the removal of dead vegetation in common areas. (Action Item)
- c) Discuss and vote on the renewal of the Union Pacific railroad lease. (Action Item)
- d) Discuss and approve the rental cap ballot to be distributed to the membership. (Action Item)

7. New Business

- a) Discuss and approve voting incentives – two \$200 gift cards. (Action Item)
- b) Discuss and approve vehicle parking/storage contained in the Rules and Regulations, Part III, Section 4. (Action Item)
 - i. Discussion of the ARC application to include RVs and trailers. (Action Item)
 - ii. Consider clarification of RVs and trailers as to size (Action Item)
- c) Discuss and approve adding policies from the URHOA color palette book and *Guidelines to Making External Changes* in the Rules and Regulations. (Action Item)
- d) Discuss and approve the creation of the Violation Committee. (Action Item)
- e) *Discuss and possible approval to remove a member from the Architectural Review Committee.* (Action Item)
- f) Discuss and approve homeowners' communications with the Board. (Action Item)
- g) Discuss and approve the Compliance, Violation & Fine Policy. (Action Item)

- h) Discussion and approval of the All Seasons snow contract for 2019-2020. (Action Item)
- i) Discuss and approve the management contract for 2020. (Action Item)
- j) Discussion and approval of Gene Clawson to do the 2019 taxes and independent review. (Action Item)
- k) *Discussion and approval of the 2020 Operating and Reserve Budget.* (Action Item)

8. Report of Action taken After Last Meeting (Action Item)

9. University Ridge HOA Correspondence

- a) Correspondence from an Owner pursuant to NRS 116.31087 – enforcement of Rules. (Action Item)

10. Next Board Meeting

- a) Board Announcements & Comments.
- b) Items to be placed on next agenda.
- c) Tentative Annual Meeting scheduled for November 19 at 5:30pm at Evelyn Mount CommunityCenter.
- d) Tentative next Board Meeting date – Jan/Feb 2020 timeframe at Evelyn Mount CommunityCenter.

11. 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.

12. Adjournment (Action Item)

This agenda is subject to change up to 48 hours before the Board Meeting. Please check the Association websites (www.signin.equusmanagement.com or www.universityridgehoa.com) for any updates to the agenda.

**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.**

**Visit signin.equusmanagement.com to make payments & view your account.
Visit www.universityridgehoa.com for up-to-date information pertaining to the association.**