

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:  
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Matt Kramer

**UPDATED**

*New Business (a)*

## NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

Date: **November 19, 2019**  
Time: 5:30 P.M.

Location: Evelyn Mount Community Center  
1301 Valley Road  
Reno, Nevada 89512

## 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 October 10, 2019 Board meeting minutes. (Action Item)
4. **Financial Statements**
  - a) Review and accept September to October 2019 reconciled 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) Open bids, discuss & approve cable stanchion barriers to deter parking along Cloud View Circle. (Action Item)
  - b) Update of the rental cap ballot: current voting results. (Action Item)
  - c) Discuss and approve the charter and formation of the Compliance Committee. (Action Item)
  - d) Discuss and approve of clarification of RV's and trailers as to size in the *Rules and Reg's*. (Action Item)
7. **New Business**
  - a) Review complaint about ballot from candidate; consider sending new election materials. (Action Item)
8. **Report of Action taken After Last Meeting**  
None at this time. (Action Item)
9. **University Ridge HOA Correspondence**
10. **Board Announcements & Comments**
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](http://www.signin.equusmanagement.com) or [www.universityridgehoa.com](http://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.**

### ASSOCIATION NEWS

- **Attached are the updated Rules and Regulations for your association.**
  - ***Part II.3.c. Exterior Re-Painting, Alterations and Remodeling have been modified.***
  - ***Part III.4.c to Part III.4.c.ii.2 inclusive Vehicle Parking Restrictions have been modified.***

**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](http://signin.equusmanagement.com) to make payments & view your account.**

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