

Board of Directors:

Žaneta Janiczak-Serafico – President
Robert Boom – Treasurer
Bryan Harvey – Secretary
Noel English – Director
Tom Bell – 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

NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

Date: **February 12, 2020**
Time: 5:30 P.M.

Location: Equus Management Group
4888 Sparks Blvd Ste. 102
Sparks, Nevada 89436

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 November 19 and December 19, 2019 Board meeting minutes. (Action Item)

4. Financial Statements

- a) Review and accept November 2019 to January 2020 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)
ii. Action to extend the ballot deadline (Action Item)
f) President's Report – Žaneta Janiczak-Serafico (Action Item)

6. Old Business

- a) Discuss & approve cable stanchion barriers to deter parking along Cloud View Circle. (Action Item)
b) Discuss and approve the charter and formation of the Compliance Committee. (Action Item)

7. New Business

- a) Discuss the needs for the different committees and the requirements to be on them. (Action Item)
i. Discussion of the confidentiality agreement. (Action Item)
ii. Appointment to the ARC to fill vacancies. (Action Item)
b) Discussion of neighbors' acknowledgment on ARC applications. (Action Item)
c) Open bids for cleanup options of "the bowl." (Action Item)
d) Review and possible approval of the All Seasons maintenance contract for 2020-2021. (Action Item)
e) Approval of membership for Community Association Institute and board member education. (Action Item)
f) Discussion to send out a survey to the Owners to see how they feel about specific rules and regulations of the association. (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 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.

ASSOCIATION NEWS

- WE HOPE EVERYONE HAD A HAPPY AND SAFE NEW YEAR AND LOOK FORWARD TO THE THINGS TO COME IN 2020.
- PART OF YOUR RULES AND REGULATIONS HAVE BEEN UPDATED. PLEASE SEE THE ATTACHED DOCUMENTS.