

Board of Directors:  
Žaneta Janiczak-Serafico – President  
Bryan Harvey – Secretary  
Noel English – Director  
Tom Bell – Director

# University Ridge Homeowners Association

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## NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

**Date:** October 6, 2020  
**Time:** 5:30 P.M.

**Location:**

**VIDEO CONFERENCE:**

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/884433429>

You can also dial in using your phone.

**Phone Number:** 1 (571) 317-3122

**Access Code:** 884-433-429

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## 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 24, 2020 Board meeting minutes. (Action Item)

**4. Possible appointment to fill a vacancy on the Board of directors.**

(Action Item)

**5. Financial Statements**

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

**7. Old Business**

- a) UPDATE: ballot status - a ballot was created and distributed to owners within 500 feet for approval of the cable stanchion barriers to deter parking along Cloud View Circle. (Action Item)
- b) Discussion of how many vehicles are allowed to be stored on a property. (Action Item)
- c) Discussion of a possible height restriction on vehicles stored on a property. (Action Item)

**8. New Business**

- a) Review and approval of the Management Representation letter with Gene Clawson, CPA. (Action Item)
- b) Review and possible approval of the 2021 Equus Management Contract. (Action Item)
- c) Review and possible approval of the 2021 Operating and Reserve Budget. (Action Item)
- d) Discussion of disbanding the CC&R revision committee. (Action Item)

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

(Action Item)

None at this time.

**10. University Ridge HOA Correspondence**

**11. Board Announcements & Comments**

**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)

## ASSOCIATION NEWS

- If you see anything suspicious in the park on South University Park Loop please call 911 to report it.

**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.**

**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.**