

Sierra Ranchos Property Owners Association
Board Meeting
4th Quarter 2018

Saturday, November 17, 2018
1:00 pm
Red Rock Volunteer Fire Department
Red Rock Road, Reno, NV

Agenda

- I. Call to Order – President Sabrina Brin
Board Members - Roll Call
Meeting Procedures and Practices Outlined**

II. Members' Forum

(Comments limited to three (3) minutes per speaker: non transferable) Per NRS 116.31083(5). Homeowners may speak at any Board Meeting during the "Members Forum" portion of the meeting; however, comments must be limited to items listed on the Agenda. Except in emergencies, no action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item on which action may be taken.

"ACTION ITEMS"

III. MINUTES OF THE LAST MEETING

Approve 2018 3rd Quarter Board Meeting Minutes

IV. Financials

Acceptance of Financial Statements to November 17, 2018
Signers on Checking Account

- V. Roads Report – Tony Boggs, Sabrina Brin, Greg Mayer
2019 plan for roads**

Roads Committee Report- Please see attached

VI. Old Business

Gates on Branding Iron

VII. New Business

Raise assessments—Cost of living adjustment

Reserve assessment vote – ACTION ITEM

VII. Next Meeting Date – Tentative Schedule of Board Meetings

2019, Thursday, February 21; May 17; August 15

Saturday, November 16, 2019

VIII. Members Forum

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IX. Adjournment

**There may be a brief Executive Session after the meeting. A unit’s owner has the right to a copy of the audio recording, the minutes or a summary of the minutes of the meeting. Unit’s owners may speak to the Association or board, unless the Board is meeting in executive session.

**The meeting will be audio recorded.

SRPOA ROADS

Estimated costs of repairs to get roads passable year around
Estimates based on input from roads committee and is only an estimate.

Many community roads are below existing grade so will need rock/base/gravel "fill" to build them back even with the grade.

1. Buckboard Cr – 5 loads of fill
2. Dry Valley – 30 loads
3. Marshall – 10 loads
4. Cinch Cr – 10 loads
5. Muletail Cr – 10 loads
6. Panhandle – 500 loads

Some community roads need culverts added and excavator work. It is currently estimated that there is need for approximately 12 culverts throughout the SRPOA.

565 loads of "fill" @ approximately \$550-600 per load =	\$339,000
12 culverts @ approximately \$500 each =	\$6000
Excavator work to install culverts and create drainage ditches where needed to help roads to not get flooded =	\$ 6-10,000
Water truck and Roller Operator pay =	\$ 1000 per year
Additional equipment maintenance =	\$500 per year

This demonstrates a \$351-361,000 need excluding the additional \$1500 per year for Operator and equipment maintenance.