

**SIERRA RANCHOS PROPERTY OWNERS ASSOCIATION
NOTICE AND AGENDA OF BOARD OF DIRECTORS MEETING**

The purpose of this notice/agenda is to inform members of the date, time, location and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded in accordance with NRS 116. The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to a member upon request, in electronic format at no charge to the member or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

Please note: a member may record on audiotape or any other means of sound reproduction a meeting of the executive board if the member, before recording the meeting, provides notice of his or her intent to record the meeting to the members of the executive board and the other members who are in attendance at the meeting. The Board of Directors reserves the right to make changes to the agenda up to 3 days prior to the meeting date.

Date:	Tuesday, January 21, 2020
Time:	5:30 PM
Location:	Red Rock Volunteer Fire Station 16180 N Red Rock Rd, Reno, NV 89508

AGENDA

Please note that the Board may take action on any of the following items:

- 1. Call to Order, Roll Call and Determination of Quorum**
- 2. Homeowner Comments:** Members have the right to speak to the Board. This period is devoted to comments related to agenda items from members and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board may limit the time for individual comments. A time limit of three minutes has been allotted per member. No member can give away their allotted time to expand another member's time. In consideration of other members who may wish to present comments and/or concerns, please avoid repetition.
- 3. Minutes:** November 7, 2019
- 4. Financials:**
 - a) Treasurer's Report
 - b) Review & accept current (un-audited) financial reports prepared by Management Company
 - c) The Association is a Party to civil litigation in regards to NRED Investigation
 - d) Delinquency Summary
- 5. Landscaping/ Maintenance and Management:**
 - a) Review/discuss and possible approval of road maintenance; drainage and enhancement concerns
 - b) Review/discuss and possible approval of management matters
- 6. Other Business:**
 - a) Review/discuss and possible approval of reserve study draft
 - b) Discussion in regards to status of water truck and road roller
 - c) Review/discuss and possible approval of tax return and audit proposals
 - d) Discussion in regards to outstanding legal fees and bills
 - d) Review/discuss and possible approval of new legal counsel
- 7. Homeowner Comments:** Members have the right to speak to the Board. This period is devoted to comments from members and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board may limit the time for individual comments. A time limit of three minutes has been allotted per member. No member can give away their allotted time to expand another member's time. In consideration of other members who may wish to present comments and/or concerns, please avoid repetition.
- 8. Board Announcements / Comments**
- 9. Next Meeting Date / Adjourn**

On January 5th and 6th 2020, a SRPOA member was observed scraping the surface of Frontier Road, Drover Road, and part of Buckboard Circle. Since this was done in the absence of an emergency, without notification or approval of the SRPOA Board, it is a violation of SRPOA DCC & Rs - Article IX (9.02) :

9.02 Maintenance of Common Areas: *The Board of Directors, upon the recommendation of the Road Maintenance and Sign Committee, shall provide for the necessary actions to maintain Association common areas. **No Lot Owner or his representative is authorized to perform road maintenance, install culverts, construct barriers across Association roads or install road signs for his own benefit unless specifically authorized by the Board of Directors. Any Lot Owner who desires to perform road maintenance, regardless of the nature and extent, must first submit a written request for approval to the Board of Directors. The request must include the location and scope of work to be performed. The Lot Owner must also agree in writing to assume responsibility and liability for the work performed and that the work will not be performed until authorized in writing by the Board of Directors.***

We have previously observed several problems associated with such road scraping which cause the OPPOSITE EFFECTS of what we assume that the individual intended :

1. Scraping the surface of a compacted dirt road does not fill pot holes, it simply removes some hard-packed material from the road surface and spreads it around - mostly to the sides of the road and into side drainage.
2. Moisture must be present when dirt or sandy roads are graded for the material to compact. Loose material, if dry, is picked up by moving vehicles and begins to “washboard”. We photographed this in the Fall of 2019 when Dyer Construction scraped dry roads which simply became loose and dusty - and washboarded within a week of their work.
3. If a lot of rain or snow occurs soon after this scraping, the loose material washes off.
4. When there is a lot of precipitation, the removal of hard-packed surface allows more water into the sand and dried mud, softening the road so that more potholes form.

We recognize that some SRPOA members are very willing to help improve our roads, and IF COORDINATED with Road Improvement Plans of SRPOA, could provide helpful labor and appropriate materials towards road improvement. We encourage COORDINATED efforts.

The attached Application could be submitted to the SRPOA Board by any SRPOA member who wants to volunteer work or materials. Under State Law, SRPOA cannot hire or pay anyone other than a Licenced Excavator. Consequently major work such as Road Grading / Scraping or Excavation will NOT be considered as acceptable volunteer work. Work and materials which could be pre-approved may include :

- A. Snow removal on road bordering your property
- B. Manual pothole filling, with appropriate rock and materials
- C. Cleaning out or placement of driveway culvert pipes
- D. Provision of drain rock or “Road Base” to SRPOA to build up roads near your property.
- E. Provision of appropriate, SRPOA Plan-compliant culvert pipes.

Sierra Ranchos Property Owners Association

Application for Voluntary Donation of Road Maintenance Work or Materials

Per SRPOA DCCRs - Article IX (9.02)

Owner's SRPOA Property Location : _____

Location of work to be performed : _____

Type or Scope of Work (Movement of materials, manual placement) :

Planned Date(s) for completion of work : _____

Materials donated for Road Maintenance (Culvert Pipes, Drain Rock et cetera) :

Pre-Approval for Road Snow Removal Only (If machinery is to be used - specify) :

Property Owner's Declaration -

I, the undersigned assume responsibility and liability for any work as described above that I or anyone employed by me performs, and that the work will not be performed until authorized in writing by the Board of Directors, as indicated by their Signature(s) below.

Property Owner Name _____ Signature _____

SRPOA Board Approval _____ Date _____