

Sierra Ranchos Property Owners Association
Board Meeting
4th Quarter 2015

Saturday, November 14, 2015
9:30 am
Red Rock Volunteer Fire Department
Red Rock Road, Reno, NV

Agenda

- I. **Call to Order – President Nancy Brown**
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 2015 3rd Quarter Board Meeting Minutes

IV. **Financials**

Acceptance of Financial Statements to November 14, 2015

V. **Roads Report – Roger Seifert**

Possible maintenance assistance by RH – Nancy Brown

Roads Committee Report

VI. **Old Business**

Road Signs for SRPOA

VII. New Business

Should SRPOA simplify the DCC&Rs (ie: no architectural rules)
Survey

VII. Next Meeting Date – Tentative Schedule of Board Meetings

Thursday, February 26, 2016; Thursday May 19, 2016
Thursday, August 25, 2016 & Saturday, November 12,
2016

VIII. 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 include on an Agenda as an item on which action may be taken.

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.

**Sierra Ranchos Property Owners Association
Annual Meeting, Saturday, November 14, 2015; 10:30 AM
Red Rock Volunteer Fire Station
Red Rock Road; Reno, Nevada**

AGENDA

- 1. Meeting Call to Order**
 - Welcome to Association Members**
 - Introduction of current Board Members**
 - Meeting Procedures and Practices Outlined**
- 2. Member Comment Period**
 - Members May Comment on AGENDA Items Only**
- 3. Approval of 2014 Minutes**
- 4. Red Rock Fire Department**
 - Annual Donation from SRPOA**
- 5. Financial Report – Joy Marvin**
 - Delinquency Report**
 - Approval of Financial Statements 2014**
- 6. Ratify Budget for 2016**
- 7. Road Committee – Roger Seifert**
 - Road Maintenance**
 - Road Update**
- 8. Old Business**
- 9. New Business**
 - Signs showing the beginning and end of SRPOA Survey**
- 11. Member Open Forum**
- 12. Introduction of Board for 2016**
- 13. Adjournment**

Item or Service	2016 Budget
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Post Office (Postage, Fees, Box)	\$ 600.00
Bookkeeper	\$ 5,100.00
Office Supplies	\$ 130.00
Road Grading	\$ 28,800.00
Additional Road Maintenance (Road Base)	\$ 2,000.00 *
Water Truck Storage & Maintenance	\$ 3,600.00
Off Road Diesel	\$ 1,000.00
Insurance Water Truck	\$ 1,074.34
Road Signs	\$ 50.00
Printing	\$ 750.00
Accounting	\$ 1,000.00
Legal	\$ 2,500.00
Bank Charges	\$ 50.00
Liability Insurance	\$ 2,100.00
Crime Insurance	\$ included
Secretary of State	\$ 225.00
Ombudsman	\$ 636.00
Donation RRVFD	\$ 300.00
Reserve Account	\$ 1,000.00
IRS	\$ 0.00
Emergency Funds \$ Balance Forward	

TOTAL: \$ 48,915.34

TOTAL POSSIBLE REVENUE: \$ 51,840.00

{Note: the \$2,000.00 for additional road base is only if funds are available}

Unpaid Assessments (\$120.00) [\$ 4,680.00] 10/9/15

If funds permit, extra base will be brought in.

SRPOA SURVEY

The purpose of this survey is to determine whether the current SRPOA members are satisfied with our existing DCC&R's or if a 51 percent majority would prefer to see the rules that we now are governed by amended or modified. The SRPOA DCC&R's are twenty years old and have served our community well, but as times and tastes change it seems it is time to reevaluate our existing SRPOA rules and to determine if they are still serving the best interests of the majority of our 212 property owners.

Please take the time to review this form and submit your response to help us determine if we should continue being guided by our current rules or adjust them to meet the needs of todays' property owners.

Thank you in advance for contributing to this vital survey.

Yours,

Nancy Brown, President SRPOA

Survey Questions

- 1.) Do you want to see our SRPOA assessments remain the same? **Yes** **No**
If you answered **No** would you vote for an increase in dues if those addition funds were applied to more road maintenance hours? **Yes** **No**

Comments:

- 2.) Are you satisfied with our current SRPOA DCC&R's and want them to remain unchanged? **Yes** **No**

If you answered **Yes** and want our Sierra Ranchos DCC&R's to remain "as is" then you do not need to answer any further questions on this survey.

Comments:

- 3.) If you answered **No** what specific rule/rules do you want to see amended or repealed and why?

- 4.) Example: Do you want to adjust the setback requirements **Yes** **No**
If you want the setback standard adjusted how would you suggest we change that measure?

- a.) Align with the county requirements
- b.) Require longer setbacks
- c.) Require shorter setbacks

4.) Architectural requirements for homes and outbuildings.

a. Do you want the minimum current square footage of a stick built home with a two-car garage to remain our Sierra Ranchos standard?

Yes **No**

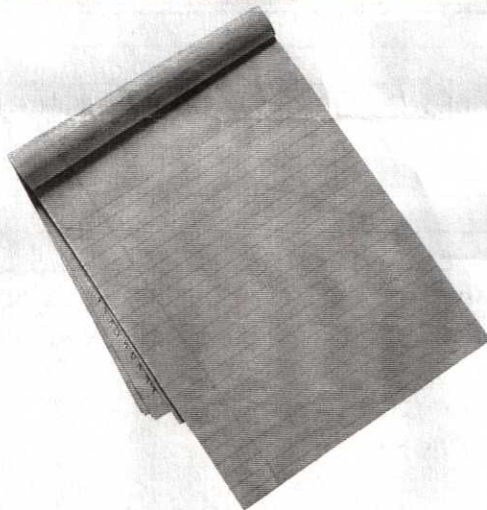
Comments

If you answered **No** above what square footage requirements for new home construction would you prefer to see us adopt and why?

5.) Are there any other concerns or issues that you have regarding living in Sierra Ranchos that you would like the board to take under consideration?

THANKS AGAIN!

We appreciate the time you took to provide us with your invaluable input!



Dear Members of Sierra Ranchos Property Owners Association,

It is that time again for our 4th quarter board meeting and our annual member meeting. We will be holding these meetings on Saturday, November 14, 2015 at the Red Rock Volunteer Fire Department, as usual. Our 4th Quarter board meeting will begin at 9:30 am and our annual member meeting will begin at 10:30 am.

Since no one else has decided to run for a position on our Board of Directors, the election is closed and we will run with a 4 person board, no election is needed. Thank you to our members who are serving on our board of directors.

The Board of Directors has come up with a survey about the suggestion to:

- 1) Change our DCC&Rs
- 2) Convert to a Limited Purpose Association
- 3) No changes at all, leave everything as is

This survey should give the committee and our board of directors some much needed information on the direction we, the members of SRPOA, want the board to take. Please fill out the survey and return to us ASAP.

We hope to see you at the meetings on Saturday, November 14, 2015.

Sincerely,

The Board of Sierra Ranchos Property Owners Association