

SKY RANCH NORTH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 29, 2005
Spanish Springs Library Meeting Room
7:00 p.m.

PRESENT MANAGEMENT CALL TO ORDER QUORUM OWNERS FORUM	<p>Steve Huybers, Terrie Schulte, and Ken Burney, Board Members</p> <p>Jason Lather and Rhonda Freih, Community Association Management Company (CAMCO)</p> <p>President Steve Huybers called the meeting to order at 7:05 p.m.</p> <p>All 3 members of the Board were present, establishing a quorum.</p> <p>An owner asked whether the Homeowners Association could set up an official website as an alternative means to get news out to the community. Jason explained that CAMCO offers several options, and that the best choice for Sky Ranch would probably be to pay a monthly fee to have an Association website, with news, contact information, and forums for member discussion. The cost, as defined in the management contract, would be \$55 per month.</p> <p>An owner suggested that many yards in the neighborhood need to be cleaned up, and that RVs should not be allowed in front of people's fences. The Board agreed in principle and explained that they would be discussing a Rules & Regulations policy to address some of these issues.</p> <p>One owner mentioned that he had noticed several off-road ATV-type vehicles driven on the public streets. It was pointed out that according to Washoe County ordinances, unlicensed off-road vehicles cannot be driven within 500 feet of a residence. Of course, unlicensed vehicles of any sort are not allowed on public streets. Also, many of the drivers may be too young to have licenses. While the Association is limited in what it can do to address these problems, the Board will try to communicate these issues with the owners in the next newsletter.</p> <p>Similarly, there seems to be a problem with speeding on Cordoba Blvd. Several possible solutions were mentioned, including a Sheriff's "Extra Watch"</p>
APPROVAL OF MINUTES	<p>Terrie motioned to approve the June 8, 2005 minutes as submitted. Ken seconded, and the motion was approved unanimously.</p>
FINANCIAL REPORT	<p>The Board would like a delinquent assessment policy put on the next agenda, because it is apparent that some homeowners are not paying their assessments on time. There were no other concerns about the financial report.</p> <p>Terrie motioned to approve the financials as presented. Steve seconded, and the motion was approved unanimously.</p>
RESOLUTION 2005-1	<p>This resolution approved the closure of the First Wall Street investment account and the subsequent transfer of funds to a savings account at Community Association Banc.</p> <p>Terrie motioned to approve Resolution 2005-1. Ken seconded, and the motion was approved unanimously.</p>
RULES AND ENFORCEMENT POLICY	<p>Steve and Terrie felt that the proposed Rules and Regulations are very well written. There was a concern about enforcing these on homeowners, but the Board decided that these steps needed to be taken to ensure compliance with Nevada law and the Association's governing documents. This policy will help the Association get on the right path.</p> <p>Ken motioned to approve the Rules and Regulations, as presented. Terrie seconded, and the motion passed unanimously.</p>

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SOLICITATION OF
BIDS FOR
PROFESSIONAL
MANAGEMENT

The Board and most of the homeowners seem to agree that Sky Ranch North needs professional management. Steve suggested that the Board continue to use CAMCO's services until the beginning of next year at least, as they have been satisfied with the service provided and there are more pressing issues for the Board to address.

When asked about an increase in management fees, Jason responded that CAMCO would probably begin to charge 10-15% more once enforcement of the Rules & Regulations begins, but that exact number would depend on the amount of time required to manage this enforcement.

CAMCO agreed to help the Board assemble an RFP for Professional Management services when the Board is ready to move forward with this process. The Board will finalize that RFP so that CAMCO does not have an unfair advantage.

Terrie motioned that the Board postpone all action on the Bids for Professional Management until the beginning of 2006. Ken seconded, and the motion passed unanimously.

ARCHITECTURAL
AND
LANDSCAPING
COMMITTEES

Steve thought it would be more efficient to have a joint Architectural and Landscaping Committee rather than 2 separate groups. The Board reviewed the "Application and Review Form" and asked CAMCO to change the verbiage to allow a full year (not 60 days) for major construction.

Jason also suggested that the Board reconsider the \$100 filing fee required by the governing documents to allow an exception for minor projects. The Board agreed that this would be prudent, and decided that owners would only have to pay the fee if their project would require County approval as well.

Ken motioned to establish an Architectural and Landscaping Committee with 1 Board member and 4 non-Board members. Terrie seconded, and the motion passed unanimously.

Terrie motioned to appoint Bonnie Moffett, Arlen Arnold, Gene Maurer, Anthony Martino, and Steve Huybers as the ALC members, contingent upon their acceptance. Ken seconded, and the motion passed unanimously.

ADJOURNMENT

MOTION: Steve moved to adjourn the meeting at 9:10 p.m. Seconded by Ken. Motion passed unanimously.

Submitted by:

Jason Lather, CAMCO

APPROVED:

Terrie Schulte, Secretary