



BOARD OF DIRECTORS MEETING AGENDA

POSTED September 15, 2021

The purpose of this notice/agenda is to inform you of the date, time, place and action items of the upcoming scheduled meeting of the Board of Directors.

Date & Time: Wednesday, September 22, 2021 at 5:30 pm
Location: The Club at Town Center – Canyon View Room
7650 Town Square Way, Reno, NV 89523

Join via Zoom:

<https://us06web.zoom.us/j/89027600244?pwd=TDI2cWNRMFNjZjRQYyVS3ZpTWpidz09>

Meeting ID: 890 2760 0244

Passcode: 914847

Dial in: 1-253-215-8782

1. Call to Order, Introductions, and Determination of Quorum
2. Homeowner Comments: In accordance with NRS116.31085 this portion of the meeting is devoted to unit owners' comments and discussion of those items listed on the agenda only. Please limit comments to a maximum of 3 minutes per unit.
3. August 25 and September 8, 2021 Meeting Minutes **Action May Be Taken On Listed Items**
4. Committee Reports: **Action May Be Taken On Listed Items**
 - a. Budget & Finance
 - b. Communications
 - c. Strategic & Facilities
 - d. West Park Garden
 - e. Community Events
 - f. General Manager – Executive Meeting Update
5. Financials: **Action May Be Taken On Listed Items**
 - a. Treasurer's Report
 - b. July Financials
6. Unfinished Business: **Action May Be Taken On Listed Items**
 - a. Legal Updates "and all other items properly related thereto"
 - b. 1880 Dove Mountain "and all other items properly related thereto"
 - c. SOA Management Consultant Update "and all other items properly related thereto"
 - d. Agreement with Village Management Software "and all other items properly related thereto"
7. New Business: **Action May Be Taken On Listed Items**
 - a. Receive and Open Landscaping Bids and Proposals "and all other items properly related thereto"
 - b. Review and Approval of 2020 Audit "and all other items properly related thereto"
 - c. Review and Approval of Common Area Easement "and all other items properly related thereto"
 - d. Approval of Common Area Turnover from Ryder Homes. "and all other items properly related thereto"
 - e. Review and Approval of SOA Management Staffing and Transition Plan "and all other items properly related thereto"
 - f. Review and Approval of Consulting Agreement with Lorrie Olson, Supervising CAM, providing transition staffing assistance. "and all other items properly related thereto"
 - g. Proposal to Install Divider Netting Between Tennis Courts "and all other items properly related thereto"
8. Board Member Comments:
9. Homeowner Comments: In accordance with NRS116.31085 this portion of the meeting is devoted to unit owners' comments and discussion. Please limit comments to a maximum of 3 minutes per unit. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.



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Adjournment: Minutes are also available on the website at www.somerset.org as well as any updated versions of this agenda. In accordance with NRS116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Somerset Owners Association. Each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session.