



BOARD OF DIRECTORS MEETING AGENDA

POSTED October 4, 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, October 13, 2021 at 5:30 pm
Location: The Club at Town Center – Canyon View Room
7650 Town Square Way, Reno, NV 89523

Join Meeting via Zoom: <https://us06web.zoom.us/j/86554222367?pwd=dUhjYlRNMnE4WGZpSnlpWTIEMm5tQT09>

Meeting ID: 865 5422 2367 **Passcode:** 794078 **Dial in:** 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. September 22, 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. Technology Advisory
 - g. General Manager – Executive Meeting Update
5. Financials: **Action May Be Taken On Listed Items**
 - a. Treasurer's Report
 - b. August Financials
6. Unfinished Business: **Action May Be Taken On Listed Items**
 - a. Legal Updates "and all other items properly related thereto"
 - b. SOA Transition Update "and all other items properly related thereto"
 - c. Review and Approval of Common Area Easement "and all other items properly related thereto"
7. New Business: **Action May Be Taken On Listed Items**
 - a. Review Information Systems Equipment Analysis, and authorize equipment and software purchases
 - b. Review and Approve Security Camera and Phone System
 - c. Unanimous Written Consent #81 – Rock Wall Proposal from Parsons Walls
 - d. 2022 General Common, TCTC, Gates & Town Square Budgets
 - e. 2022 General Common, TCTC & Gates Reserve Study Updates
 - f. Review and Approve Appointment of Nancy Kerry for the position of Community Manager
 - g. Review and Approve Agreement with Unique HR for comprehensive personnel services
 - h. Policy Review
 - Collection Policy
 - Compliance (Penalty and Fine Schedule) Policy
 - Expense & Investment Policy
 - Executive Awareness Form
 - Personnel Policies (PTO, Benefits Contribution through 12/31, Holiday Schedule)
8. Board Member Comments:



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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.

10. **Adjournment:** Minutes are also available on the website at www.somerset.net 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.