

**Claridge Pointe Homeowners Association
Board of Directors Meeting
March 11, 2013**

Board Present

Richard Anderson – President
Harry Tolles – Secretary / Treasurer
Brent West – Vice President

Management

Don Lamers – Supervising Community Manager
Kelli Jones – Provisional Community Manager

Membership

List on File

Board Absent

David Tinder - Director

1. Call to Order/Roll Call

President, Richard Anderson called the meeting to order at 5:30 PM, which was held at in the Conference Room at the Offices of Kenyon & Associates, Inc. 645 Sierra Rose Drive, Suite 105A, Reno, and NV 89511. With three of the four Board Members present, a quorum was established.

2. Membership Open Forum-Agenda Items

None at this time.

3. Appointment of Board Members

This item was postponed.

4. Approval of Minutes

Minutes from January 14, 2013 were presented. *Harry Tolles made a motion to accept the January 14, 2013 meeting minutes as written. Brent West seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements December 2012/January 2013

Treasurer, Harry Tolles reported that the balance in the operating account was \$39,185.93 as of December 31, 2012. Harry Tolles reported that the balance in the reserve account was \$114, 544.84 as of December 31, 2012 and receivables were \$44,309.44 for December 2012.

Treasurer, Harry Tolles reported that the balance in the operating account was \$37,097.12 as of January 31, 2013. Harry Tolles reported that the balance in the reserve account was \$116,955.78 as of January 31, 2013 and receivables were \$37,709.10 for January 2013.

Harry Tolles made a motion to accept the December 2012 and January 2013 financials as presented subject to year end audit. Richard Anderson seconded the motion which carried unanimously. The Board inspected the original bank statements as required by NRS 116.

b.) Bank Signers

The current signers would remain the signers on the accounts.

6. Old Business

a.) 101 Platinum Pointe – Status

Harry Tolles made a motion to sign a Quiet Title on this property utilizing Gayle Kern as counsel. Brent West seconded the motion which carried unanimously.

b.) Damage to Bollards at Brookshire (new cement bollards) – Status/Update/Cost
Management was asked to obtain bids for new cement bollards.

c.) DVR – Purchase - Bids
Harry Tolles made a motion to accept RLD Installations bid in the amount of \$3,868.88 for new cameras and DVR installation. Richard Anderson seconded the motion which carried unanimously.

d.) DVR Internet Capability – Charter Cable / ATT Contract / Router Cost / Installation
Harry Tolles made a motion to pay AT&T \$50.00 a month for a DSL line. Richard Anderson seconded the motion which carried unanimously.

7. New Business

a.) Door King Online Access for Remote Programming for Entry and Exit Gates
Door King Tech Support recommended not manage the software on multiple computers. The Board decided to use the phone for remote access instead.

b.) Ancillary Maintenance Items
There was none at this time. No action was taken.

c.) North Gate Repairs
The parts are still on order.
Richard Anderson made a motion to write a letter to Alice Taylor Elementary School notifying the Principle of the damage the students inflicting on the gate. Brent West seconded the motion which carried unanimously.

d.) Reserve Study Update – Bids
Richard Anderson made a motion to except PRS's proposal in the amount of \$300.00 for a 2014 Reserve Study Update with onsite visit. The motion carried with Brent West voting yes. Harry Tolles abstained from the vote.

e.) Filing of 2012 Tax Return – Status
The 2012 Tax Return has been filed and the Board signed it.

f.) Authorize Mailing of 2013 Spring Newsletter
The Board does not want to mail out a Spring Newsletter and instead is going to post one on the Association's Website.

8. Management Report

Management asked the Board if they would like to replace the fence boards that have had numerous graffiti removals. Richard Anderson reported that they did not want the boards replaced at this time, and that the easiest way to remove the graffiti was to paint over it. He suggested that the Association purchase and provide paint to LC Property Group for future graffiti removal.

9. Claridge Pointe Correspondence
No correspondence at this time.

10. Membership Open Forum – Association Issues

The Owner of 141 Platinum Pointe Way: The owner wanted to know if all new tenants were provided with a copy of the Rules and Regulations, and if not if the Association would provide them with a copy.

11. Adjournment

With no further business to discuss, the meeting was adjourned to Executive Session at 6:20PM. **Richard Anderson made the motion to adjourn to Executive Session, Brent West seconded the motion, which carried unanimously.**

Respectfully submitted by:

Kelli Jones

Kelli Jones
Recording Secretary

Harry Tolles

Harry Tolles
Board Secretary / Treasurer