

**Claridge Pointe Homeowners Association  
Board of Directors Meeting  
March 10, 2014**

**Board Present**

Richard Anderson – President  
Harry Tolles – Secretary / Treasurer  
David Tinder - Director

**Management**

Terri Kenyon– Supervising Community Manager  
Kelli Jones – Community Manager

**Membership**

List on File

**Board Absent**

Brent West – Vice President

**1. Call to Order/Roll Call**

President, Richard Anderson called the meeting to order at 5:34 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 were present.

**3. Acceptance of Board Member Resignation**

*Harry Tolles made a motion to accept Benito Corpus's resignation from the Board of Directors. Richard Anderson seconded the motion which carried unanimously.*

**4. Appointment of Board Member**

There are no applicants at this time.

**5. Approval of Minutes**

Minutes from January 13, 2014 were presented. *Richard Anderson made a motion to accept the January 13, 2014 meeting minutes as written. Harry Tolles seconded the motion which carried unanimously.*

**6. Approval of Financial Statements**

**a.) Review of Bank Statements December 2013/ January 2014**

Treasurer, Harry Tolles reported that the balance in the operating account was \$21,155.08 as of December 31, 2013. Harry Tolles reported that the balance in the reserve accounts was \$151,269.28 as of December 31, 2013.

Treasurer, Harry Tolles reported that the balance in the operating account was \$21,825.13 as of January 31, 2014. Harry Tolles reported that the balance in the reserve accounts was \$153,055.03 as of January 31, 2014.

*Richard Anderson made a motion to accept the December 2013 and January 2014 financials as presented subject to yearend audit. David Tinder seconded the motion which carried unanimously.* The Board inspected the original bank statements as required by NRS 116.

**7. Old Business**

**a.) Insurance Claim / North Gate Repairs**

Management reported that a new motor had to be installed, and was included as part of the Insurance Claim. The Board reported that the gate was operational.

**8. New Business**

**a.) Insurance Renewal - Ratify**

*Harry Tolles made a motion to ratify the cost for insurance through American Family Insurance in the amount of \$3,843.00 for period 3/7/14 - 3/7/15. Richard Anderson seconded the motion which carried unanimously.*

b.) **Asphalt – Scope of Work – Bids**

*Richard Anderson made a motion to accept SNC's proposal in the amount of \$19,920.00. Steve Seeds with Applied Pavement Technology will be hired to oversee the project. David Tinder seconded the motion which carried unanimously.* The scope of work was provided by Applied Pavement Technology.

c.) **Insurance Claim – Perimeter Fences**

*Harry Tolles made a motion to accept LC Property LLC's proposal in the amount of \$1,587.50 to repair the perimeter fences that were damaged in the last wind storm. David Tinder seconded the motion which carried unanimously.*

d.) **Maintenance Items**

Harry Tolles reported that cameras 6 and 7 needed to be replaced. Richard Anderson suggested the Association install a new light by the gate so that the images in camera 5 would become clearer. Harry Tolles and Richard Anderson are going to contact RDL Installation regarding the camera upgrades.

*Harry Tolles made a motion to contact the Association's attorney, Gayle Kern, and request that she write a Camera Policy for the Association. Richard Anderson seconded the motion which carried unanimously.*

9. **Management Report**

Management presented the results of the Community Light Survey. There were a total of 12 surveys returned, 3 voting yes, and 9 voting no.

10. **Claridge Pointe Correspondence**

None at this time

11. **Membership Open Forum**

None at this time

12. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 6:09 PM. *Harry Tolles made the motion to adjourn to Executive Session, David Tinder seconded the motion, which carried unanimously.*

Respectfully submitted by:

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Kelli Jones  
Recording Secretary

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Harry Tolles  
Board Secretary / Treasurer