

**Claridge Pointe Homeowners Association
Board of Directors Meeting
July 14, 2014**

Board Present

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

Management

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 5:30 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 were present.

3. Guest Speaker – Seacoast Bank

Ken Carteron from Seacoast Bank gave a presentation regarding the benefits of moving the Associations Banking Accounts to Seacoast Bank.

4. Approval of Minutes

Minutes from May 12, 2014 were presented. *Harry Tolles made a motion to accept the May 12, 2014 meeting minutes as written. Richard Anderson seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements through April 30, 2014

Treasurer, Harry Tolles reported that the balance in the operating account was \$25,550.34 as of April 30, 2014. Harry Tolles reported that the balance in the reserve accounts was \$158,930.38 as of April 30, 2014.

Richard Anderson made a motion to accept the April 2014 financials as presented subject to yearend audit. Harry Tolles seconded the motion which carried unanimously. The Board inspected the original bank statements as required by NRS 116.

b.) Possible Change of Financial Institutions

Richard Anderson made a motion to move both the Operating and Reserve Accounts from Wells Fargo Bank to Seacoast Bank. Harry Tolles seconded the motion which carried unanimously.

6. Old Business

a.) Insurance Claim – Perimeter Fences - Update

This insurance claim has been closed.

b.) Asphalt Work – Update

The Board decided that the asphalt looks ok, but asked Management to contact a Street Sweeper to clean up the streets.

- c.) **2013 Year End Audit – Approval**
Harry Tolles made a motion to approve the 2013 Year End Audit that was prepared by Gene Clawson, CPA. David Tinder seconded the motion which carried unanimously.
7. **New Business**
- a.) **Reserve Study Update - Approval**
Richard Anderson made a motion to approve the Reserve Study Update that was prepared by Professional Reserve Studies, LLC. David Tinder seconded the motion. Harry Tolles ABSTAINED from the vote. With two yes votes the motion carried.
- b.) **Charter Communications Contract - Approval**
Harry Tolles made a motion that Kenyon & Associates negotiate the contract price. David Tinder seconded the motion which carried unanimously.
- c.) **Maintenance Items**
The Board requested that Management obtain bids for Sewer Line Cleanout, Wrought Iron Fence Painting, and Artificial Turf Yearly Maintenance.
8. **Management Report**
Management had nothing to report at this time.
9. **Claridge Pointe Correspondence**
- a.) **7641 Diamond Pointe Way – Landscape Request - Ratify**
Harry Tolles made a motion to approve the proposed Landscape Request for 7641 Diamond Pointe Way. Richard Anderson seconded the motion which carried unanimously.
11. **Membership Open Forum**
None at this time
12. **Adjournment**
With no further business to discuss, the meeting was adjourned to Executive Session at 6:32 PM. *Richard Anderson made the motion to adjourn to Executive Session; Harry Tolles seconded the motion, which carried unanimously.*

Respectfully submitted by:

Kelli Jones
Recording Secretary

Harry Tolles
Board Secretary / Treasurer