

**Claridge Pointe Homeowners Association
Board of Directors Meeting
September 8, 2014**

Board Present

Richard Anderson – President (via phone)
Brent West – Vice President
Harry Tolles – Secretary / Treasurer

Management

Kelli Jones – Community Manager
Terri Kenyon- Community Manager

Membership

List on File

Board Absent

David Tinder – Director

1. Call to Order/Roll Call

Secretary / Treasurer, Harry Tolles called the meeting to order at 5:30 PM, which was held 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. Approval of Minutes

Minutes from July 14, 2014 were presented. *Harry Tolles made a motion to accept the July 14, 2014 meeting minutes as written. Richard Anderson seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements through July 31, 2014

Treasurer, Harry Tolles reported that the balance in the operating account was \$24,043.65 as of July 31, 2014. Harry Tolles reported that the balance in the reserve accounts was \$168,038.86 as of July 31, 2014.

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

6. Old Business

a.) Charter Communications Contract - Approval

This item was postponed

7. New Business

a.) Snow Removal Contract - Approval

Harry Tolles made a motion to approve the snow removal contract provided by Reno Rock Transport, LLC. Richard Anderson seconded the motion which carried unanimously.

b.) Main Sewer Lines Cleaned Out - Approval

Jet Plumbing provided a detailed report. It was decided that nothing was needed at this time.

c.) Landscape Maintenance - Proposals

Harry Tolles made a motion to accept Reno Green Landscaping's proposal in the amount of \$370.00 a month, starting March 1, 2015. Brent West seconded the motion which carried unanimously.

d.) Maintenance Items

Management reported that the Iron Gate painting, masonry block repair and pedestrian gate repairs were out for bids. Nothing has been received yet.

e.) Additional Valley Gutters – Proposals

Harry Tolles made a motion to accept SNC's proposal in the amount of \$4,150.00. Richard Anderson seconded the motion which carried unanimously.

8. Management Report

Management reported that the community street sweeping was completed.

9. Claridge Pointe Correspondence

There was 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 5:59 PM. *Harry Tolles made the motion to adjourn to Executive Session. Richard Anderson seconded the motion, which carried unanimously.*

Respectfully submitted by:

Kelli Jones
Recording Secretary

Harry Tolles
Board Secretary / Treasurer