

**Claridge Pointe Homeowners Association  
Board of Directors Meeting  
January 12, 2015**

**Board Present**

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

**Management**

Kelli Jones – Community Manager  
Terri Kenyon- Community Manager

**Membership**

List on File

**Board Absent**

None

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

President, Richard Anderson called the meeting to order at 5:59 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 all of the four Board Members present, a quorum was established.

**2. Membership Open Forum-Agenda Items**

The owner of 121 Platinum Pointe Way wanted to know if the Association added additional Security Cameras would a Special Assessment be assessed. A Special Assessment would not be needed for additional Security Cameras. Richard Anderson reported that there have been five burglaries in the last month. The Reno Police Department has stepped up patrols around the community recently.

The owner of 141 Platinum Pointe Way suggested that the rule regarding Garage Lights be strongly enforced as a way to deter crime. The owner of 7560 South Claridge Pointe Pkwy stated that she sometimes forgets to turn her garage lights on at night, and that maybe this is what is happening.

The owner of 7681 Diamond Pointe Way stated that the Association used to have locks on the pedestrian gates but had them removed because they ended up being a large expense. The owner of 7860 North Claridge Pointe Pkwy stated that there were many children throughout the community who use the pedestrian gates. If locks were installed it would create a problem for children who use them every day. The owner of 121 Platinum Pointe Way suggested that locks with a punch code be installed instead of a key lock.

The owner of 140 Platinum Pointe Way wanted to know what the agenda item Covered Community Mailboxes meant. David Tinder responded that the current mailboxes would be covered and lighted, as a safety precaution.

The owner of 7860 North Claridge Pointe Pkwy commented on the fact that the community perimeter fences were not installed properly and were always falling down. The Board stated that the company that originally built them was no longer in business.

**3. Approval of Minutes**

Minutes from November 10, 2014 were presented. *Richard Anderson made a motion to accept the November 10, 2014 meeting minutes as written. Harry Tolles seconded the motion which carried unanimously.*

**4. Approval of Financial Statements**

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

Treasurer, Harry Tolles reported that the balance in the operating account was \$31,372.00 as of January 12, 2015. Harry Tolles reported that the balance in the reserve accounts was \$163,803.61 as of January 12, 2015.

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

5. **Old Business**

None

6. **New Business**

a.) **Maintenance Items**

Management reported that an emergency fence repair was completed. The damage was caused by high winds.

b.) **Insurance Renewal - Approval**

***Richard Anderson made a motion to renew with American Family Insurance. Brent West seconded the motion which carried unanimously.***

c.) **New Light Pole on North Gate**

***Richard Anderson made a motion to postpone this item. Brent West seconded the motion, and with David Tinder voting YES the motion carried. Harry Tolles abstained from the vote.***

d.) **Covered Community Mailboxes with Solar Dusk to Dawn Lights**

***Richard Anderson made a motion to postpone this item. Brent West seconded the motion, and with David Tinder voting YES the motion carried. Harry Tolles abstained from the vote.***

e.) **Painting Concrete Parking Area In Front of the North Side Mailboxes**

***Richard Anderson made a motion to postpone this item. David Tinder seconded the motion, and with Brent West voting YES the motion carried. Harry Tolles abstained from the vote.***

f.) **New Curbing on the North Side – Proposals**

***Richard Anderson made a motion to approve Supreme Concretes proposal in the amount of \$\$800.00. Harry Tolles seconded the motion which carried unanimously.***

g.) **Concrete on the south Side Mailboxes**

***Richard Anderson made a motion to remove this item from the agenda. Harry Tolles seconded the motion which carried unanimously.***

h.) **CCTV Cameras on the Brookshire Gate**

***Richard Anderson made a motion to remove this item from the agenda. Harry Tolles seconded the motion which carried unanimously.***

i.) **Locks on the Pedestrian Gates**

***Richard Anderson made a motion to obtain bids. Brent West seconded the motion, and with David Tinder voting YES the motion carried. Harry Tolles abstained from the vote.***

j.) **Security Services – Bids**

*Richard Anderson made a motion to remove this item from the agenda. Harry Tolles seconded the motion which carried unanimously.*

**k.) Special Assessment for New Security Assets**

*Harry Tolles made a motion to remove this item from the agenda. Richard Anderson seconded the motion which carried unanimously.*

**l.) Perimeter Fencing Repairs – Proposals**

*Richard Anderson made a motion to approve First Americans Maintenance Proposal in the amount of \$45.00 an hour plus materials. Harry Tolles seconded the motion which carried unanimously.*

**7. Management Report**

Management reported that the Charter Communications Contract had been fully executed.

**8. Claridge Pointe Correspondence**

There was none at this time.

**9. Membership Open Forum**

The owner of 121 Platinum Pointe Way questioned how she could obtain more information before the meeting regarding the agenda items. Management stated that she was able to contact them with any questions she might have in the future.

The owner of 111 Platinum Pointe Way wanted to know if the agendas could be email to her in the future. Management will email the agendas if requested to do so. She also wanted to know what she can do if she strongly opposes an agenda item. You are always able to write a letter to the Board of Directors stating your opinion, and are also allowed to speak at the meetings.

The owner of 7860 North Claridge Pointe Pkwy wanted to know where the new curbing was being installed. The Board responded that it is being installed on the corner of 7890 North Claridge Pointe Pkwy. This is being done in an attempt to stop people from driving on the sidewalk and grass. She also wanted to know if the mailboxes are covered who would be responsible for shoveling the snow from underneath them. The Board responded that the snow removal company would be responsible for this. She also requested that the North Gate Fire Gate be opened so that residents could use this as an entrance into the community. The Board responded that this is a Fire Gate Only to be used by the Fire Department in Emergency situations.

**10. Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 6:20 PM. *Richard Anderson made the motion to adjourn to Executive Session. Harry Tolles 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