

**Claridge Pointe Homeowners Association  
Board of Directors Meeting  
March 31, 2015**

**Board Present**

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

**Management**

Don Lamers – Community Manager  
Gary Kenyon- 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 5:30pm. The meeting was held in the Conference Room at the Office of Kenyon & Associates, Inc. 645 Sierra Rose Drive, Suite 105A, Reno, and NV 89511. A quorum was established with three of four Board Members present.

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

The owner of 141 Platinum Pointe Way asked if the Membership will have a vote on the projects in the community. Board President, Richard Anderson, stated that votes will be taken from the Membership and considered for projects via post mail.

The owner of 7681 Diamond Pointe Way stated that the Association used to have locks on the pedestrian gates many years ago, but the locks were removed because they ended up being a large expense. 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 7621 Diamond Pointe Way stated he does not remember seeing a vote taken regarding the street lights. Board President, Richard Anderson, stated that the idea has just been proposed and the Board of Directors is not taking action on the street lights at this time.

The owner of 121 Platinum Way commented on the fact that the agenda does not have very much detail as to what is taking place. Manager, Don Lamers, stated that it is an agenda and can only headline items that are being discussed in the meeting. The only way for Membership to have all the details is to attend the meetings or request the recording of the minutes.

**3. Approval of Minutes**

Minutes from January 12, 2015 were presented.

*Richard Anderson made a motion to accept the January 12, 2015 meeting minutes as written. Harry Tolles seconded. The motion carried with a vote of all in favor.*

**4. Approval of Financial Statements**

**a.) Review of Bank Statements through January 2015**

Treasurer, Harry Tolles reported that the balance in the operating account was \$54,448.13 as of March 28, 2015. Harry Tolles reported that the balance in the reserve CD accounts was \$41,800.17 as of March 28, 2015. Harry Tolles reported that the balance in the reserve accounts was \$130,483.95 as of March 28, 2015 with a grand total of \$172,284.12 or all reserves.

*Harry Tolles made a motion to accept the January 2015 financials as presented subject to yearend audit. Richard Anderson seconded. The motion carried all in favor. The Board inspected the original bank statements as required by NRS 116.*

5. **Old Business**

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

The Board of Directors discussed the installation of a light on the North Gate to provide better lighting for the surveillance cameras. Harry Tolles suggest that the light at the North gate be combined with a punch code lock for the pedestrian gate. The Board of Directors requested that Management obtain bids for the New Light Pole on the North Gate to include an electronic key pad for the pedestrian gate.

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

The Board of Directors held a discussion regarding the Mailbox Project and how it would be better for the community if the mailboxes were covered and lighting. The Board of Directors requested that Management obtain bids for the Mailbox Project.

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

*Richard Anderson made a motion to remove this item from the agenda. Harry Tolles seconded. The motion carried with all in favor.*

d.) **Locks on Pedestrian Gate**

*Richard Anderson made a motion to remove this item from the agenda. Harry Tolles seconded. The motion carried with a vote all in favor.*

e.) **Wrought Iron Painting - Proposals**

*Harry Tolles made a motion to allow Management to complete the wrought iron painting project if the cost does not exceed \$3,859.00. Richard Anderson seconded. The motion carried with a vote all in favor.*

6. **New Business**

a.) **Maintenance Items**

Management had no maintenance items to report for the meeting at this time.

b.) **Reserve Issue Maintenance and Repairs to Artificial Turf**

*Richard Anderson made a motion to have Management obtain bids for the maintenance required for the Artificial Turf. Harry Tolles seconded. The motion carried with a vote all in favor.*

Dave Tinder stated that he would obtain ideas for renovating the Artificial Turf into something more friendly for the community.

c.) **Reserve Issue Community Rock Beautification**

*Richard Anderson made a motion to have Management obtain bids for the Rock Beautification Project accord the Perimeter Rock Beatification RFP. Harry Tolles seconded. The motion carried with a vote all in favor.*

d.) **Reserve Issue Asphalt Crack Seal and Repairs**

*Dave Tinder made a motion to postpone this agenda item until need in August or September. Harry Tolles seconded. The motion carried with a vote all in favor.*

e.) **Reserve Issue Replacement of Faded Street Signs**

Harry Tolles reported that this is an Operating Expense.

*Harry Tolles made a motion to replace the faded and damaged signs in the community. David Tinder seconded. The motion carried with a vote all in favor.*

7. **Management Report**

Managers Don Lamers & Gary Kenyon reported that they are happy to work on the projects.

8. **Claridge Pointe Correspondence**

There was no correspondence for review at this time.

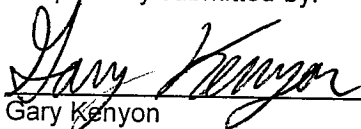
9. **Membership Open Forum**

The owner of 7681 Diamond Pointe Way stated it would be nice to see the Association hold neighborhood gatherings or picnics like it used to do. Board President Richard Anderson asked the owner of 7681 Diamond Pointe if they would like be a part of the Social Committee for the Claridge Pointe Association. The owner of 7681 Diamond Pointe Way stated that they would have to think about it.

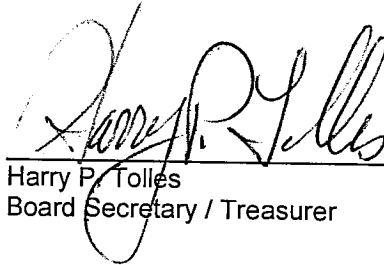
10. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 6:38pm. *Harry Tolles made the motion to adjourn to Executive Session. Richard Anderson seconded. The motion carried with a vote all in favor.*

Respectfully submitted by:



Gary Kenyon  
Recording Secretary



Harry P. Tolles  
Board Secretary / Treasurer