

**Claridge Pointe Homeowners Association
Board of Directors Meeting
July 14, 2015**

Board Present

Brent West – Vice President
Harry Tolles – Secretary / Treasurer
David Tinder – Director (excused 4:02pm-5:10pm)

Management

Terri Kenyon – Community Manager
Gary Kenyon- Community Manager

Membership

List on File

1. Call to Order/Roll Call

Secretary/Treasurer, Harry Tolles, called the meeting to order at 4:01pm. 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 two of three Board Members present.

2. Membership Open Forum-Agenda Items

None at this time.

3. Approval of Minutes

Minutes from May 11, 2015 were presented.

Harry Tolles made a motion to accept the May 11, 2015 meeting minutes as written. Brent West seconded. The motion carried with a vote of all in favor.

4. Approval of Financial Statements

a.) Review of Bank Statements through March 2015

Secretary/Treasurer, Harry Tolles reported that the April & May Financials are acceptable and the balance in the operating account was \$52,538.35. The balance in the reserve accounts was \$137,527.37 and the balance in the Reserve CD was \$41,958.73.

Harry Tolles made a motion to accept the financial statements for April and May as presented subject to yearend audit. Brent West 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/Pedestrian Gate Lock on North Gate

Harry Tolles provided an RFP for the New Light Pole to be located approximately where the existing Vehicle Key Pad is located. This pole should be equipped with an LED bulb and the existing Vehicle Key Pad should be relocated to be mounted on the new light pole.

b.) Reserve Issue Wrought Iron Painting - Update

Management reported that the wrought iron fence is scheduled to be painted by Custom Painting in the first week of August.

c.) Reserve Issue Maintenance and Repairs to Artificial Turf

The Board of Directors reviewed a proposal from Sierra Winds to bring the putting greens back to the original state and remove all of the weeds. *Harry Tolles made a motion to approve the proposal for \$5,128.00. Brent West seconded. The motion carried all in favor.*

d.) Reserve Issue Community Rock Beautification

Management reported that bids were requested from Crown Landscape, M&M Lawn, and Perez Landscaping. Harry Tolles asked if anyone had contacted Reno Rock for a proposal. Management stated that Reno Rock was not involved in the bidding process

and they would include them. The agenda item was postponed to allow Reno Rock to bid on the project.

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

Management reported that the proposals had not been received yet and proposals were requested from Sierra Nevada Construction, Black Rock Dessert, and Vega Asphalt. The agenda item was postponed.

f.) **2015 Spring News Letter**

Management and Harry Tolles provided to separate newsletters for the meeting and they were reviewed. *Harry Tolles made a motion to send the newsletter he created via post mail to the owners and residents in the community. Brent West seconded. The motion carried with a vote of all in favor.*

g.) **Storm Drain Maintenance – Guest Speaker from Jet Plumbing – Don Smith**

Jet Plumbing was present to discuss the current problems within the sewer main lines and storm drains. Jet Plumbing noted that there were 5 gallon buckets in the sewer lines as well as other items that were blocking the sewer mains from working properly. *Harry Tolles made a motion to approve the Jet Plumbing proposals. David Tinder seconded. The motion carried with a vote of all in favor.*

h.) **Gate Surveillance**

Harry Tolles proved before and after photos of the cameras at both the North and South gates to discuss what could be done for better angles and views. After discussion the Board of Directors requested a 2nd opinion from a copy other than RLD Solutions.

6. **New Business**

a.) **Reserve Study Update**

Harry Tolles provided a rough draft of the Reserve Study Update free of charge. The Board of Directors reviewed the draft Reserve Study Update. *Harry Tolles made a motion to approve the rough draft with updated changes from FY 2015 Reserve Accounts. Brent West seconded. The motion carried with a vote of all in favor.*

b.) **Revised Updated Rules & Regulations**

The Board of Directors reviewed the Revised Updated Rules & Regulations that were provided. *Harry Tolles made a motion to accept the new Rules & Regulations and mail them out to the owners in Claridge Pointe HOA. Brent West seconded. The motion carried with a vote of all in favor.*

c.) **FY 2016 Operating Budget**

Harry Tolles presented the 2016 Operating Budget for Board of Directors review and noted that Common Area Maintenance needed to be increased. *Harry Tolles made a motion to approve the 2016 Operating Budget as corrected. Brent West seconded. The motion carried with a vote of all in favor.*

d.) **Reno Green Contract Issues**

The Board of Directors held a discussion regarding the numerous problems with Reno Green not fulfilling their contractual agreement with Claridge Pointe, including removal of weeds from the perimeter fence area, the Adult Recreational Area, the streets and curbing within Claridge Pointe and a complete failure to address the weeds and debris in the fire break areas which constituted a major fire concern. Management stated that they would take as many photos as possible and provide them to Reno Green to address the situation.

e.) **Violation Walks**

Management reported that a violation walk for North Claridge will take place on the tenth of every month.

f.) **Board Nomination Document**

The Board of Directors reviewed the application to run for the Board of Directors in the next annual election. Management stated that it will be mailed out in the beginning of September.

7. **Management Report**

None at this time.

8. **Claridge Pointe Correspondence**

There was no correspondence for review at this time.

9. **Executive Session Report**

Management reported that during the executive session the Board of Directors review minutes, violations, and delinquencies. The Board of Directors took the proper actions regarding the collection policy.

10. **Membership Open Forum**

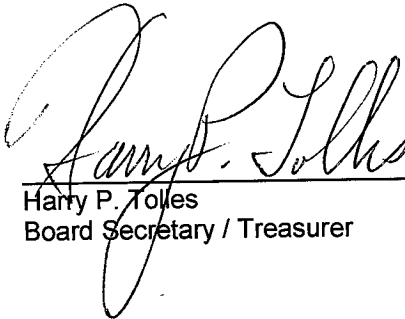
JoAnn Lawyer reported weeds are starting to grow in some of the front yards and some of the garage lights are out. Sue Dirst stated that she likes the website for the information it provides and the awareness it brings to the community.

11. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 5:36pm. ***Harry Tolles made the motion to adjourn to Regular Session Board Meeting. Brent West seconded. The motion carried with a vote all in favor.***

Respectfully submitted by:

Gary Kenyon
Recording Secretary



Harry P. Tolles
Board Secretary / Treasurer