

**Claridge Pointe Homeowners Association
Board of Directors Meeting
May 11, 2015**

Board Present

Brent West – Vice President
Harry Tolles – Secretary / Treasurer

Management

Don Lamers – Community Manager
Gary Kenyon- 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 5:30pm. 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 two of three Board Members present.

2. Membership Open Forum-Agenda Items

None at this time.

3. Approval of Minutes

Minutes from March 31, 2015 were presented.

Harry Tolles made a motion to accept the March 31, 2015 meeting minutes as written. Brent West seconded. The motion carried with a vote of all in favor.

Harry Tolles requested that a new policy regarding signed contract be that he receives a copy of the signed contract after the meeting. Management accepted.

4. Approval of Financial Statements

a.) Review of Bank Statements through March 2015

Secretary/Treasurer, Harry Tolles reported that the February and March Financials are acceptable and the balance in the operating account was \$57,895.18 and the balance in the reserve accounts was \$176,300.23 as of Saturday May 9, 2015.

Harry Tolles made a motion to accept the financial statements for February and March 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 asked management to get bids for a lamp post to be installed at the current location of the North Claridge Key Pad with an LED light at the top of the lamp post. Then reattach the key pad to the new lamp post. Harry Tolles indicated locks were removed from pedestrian gates due to costs and vandalism. Mr. Tolles also pointed out that Rule 6.4 specifically requires the signatures of 76 homeowners reflecting a desire to re-install locks and that costs will be approved by homeowners prior to installation. The Board of Directors decided that the pedestrian gates will remain as they are unless 76 homeowners specifically request locks. Harry Tolles indicated that the board needs to meet with Leo Dubois to discuss our surveillance cameras. When the Board contracted with Mr. Dubois the Board specifically requested facial recognition and night vision cameras of the same view we had. Recently a vehicle was stolen and the night vision camera did not give clear facial recognition. In addition, our camera views need to be adjusted.

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

The Board of Directors held a discussion regarding the Mailbox Project. The Board of Directors indicated that unless there was an overwhelming request from the homeowners willing to pay a special assessment for this capital improvement, the "Mailbox Project" should be dropped from consideration.

c.) Wrought Iron Painting - Proposals

Harry Tolles made a motion to approve the contract with Custom Painting for \$3,600.00. Brent West seconded. The motion carried with a vote of all in favor.

d.) Reserve Issue Maintenance and Repairs to Artificial Turf

Management reported that they will contact Sierra Winds to obtain a proposal to repair the Artificial Turf. Management also reported that Mr. Tinder would like to turn the Artificial Turf into something that the entire community can use. Management would like the Board of Directors to think of other possible uses for this area. Harry Tolles responded by indicating that the Adult Recreational Area was created by a sub-committee of ten homeowners and was financed by funding from the Lawsuit. All contracts and changes done within ARA were approved by both the Lawsuit Committee and the Board of Directors. The ARA is a Reserve Component and ANY changes to the ARA must be submitted in writing and approved by a majority of the homeowners and financed through special assessment.

e.) Reserve Issue Community Rock Beautification

Management reported that they are working on it with M&M Lawn Service, Reno Green Landscapes, and Stoneridge Landscape. Harry Tolles suggested that Reno Rock provide a proposal as well and Management agreed.

f.) Reserve Issue Asphalt Crack Seal and Repairs

This item is postponed per the Board of Directors request until August so that the agenda item may be voted on in September.

g.) Reserve Issue Replacement of Faded Street Signs

Management reported that the signs have been received and that they are scheduled to be installed tomorrow, Wednesday, May 12, 2015.

6. New Business

a.) Social Committee

This agenda item will be a topic in the next newsletter.

b.) Handy Man Service – Approval

Management reported that the Handy Man Services that is being provided for fence repairs is not adequate and the Handy Man does not follow through with request from Management. Harry Tolles stated that he would like the Board of Directors to return to Perez Landscaping for Handy Man Services regarding fence work.

Harry Tolles made a motion to have Perez Landscaping repair the fences according to the provided RFP. Brent West seconded. The motion carried with a vote of all in favor.

c.) Long Term Fence Replacement – Bids

Harry Tolles indicated that this was at the request of Rick Anderson and he wanted bids to install screws in all the composite pickets in the perimeter fence. Harry Tolles indicated that the primary problem with the perimeter fence was sections of horizontal framing which were not staggered. Mr. Tolles indicated that in the past, Perez Landscaping had been repairing the disconnected sections as they happened in accordance with a previously approved Request For Proposal which detailed the construction repair method. Management reported that they will have Perez Landscaping

repair the fences that have been in need of long term fence replacement according to the RFP that was created by Harry Tolles and this will be removed from the agenda.

d.) **2015 Spring News Letter**

Harry Tolles made a motion to approve Management to mail out a 2015 Spring News Letter. Brent West seconded. The motion carried with a vote of all in favor.

e.) **Storm Drain Maintenance - Bids**

Management reported that Jet Plumbing will be onsite to inspect the storm drains for Claridge Pointe and proposals will be received after that.

7. **Management Report**

At the specific request of Board Member Brent West, the Claridge Pointe Board Meetings will be changed to the second Tuesday of July, September, and November at 4:00 PM.

Harry Tolles made a motion to approve Brent's request and Brent West seconded. The motion carried with all in favor.

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.

10. **Membership Open Forum**

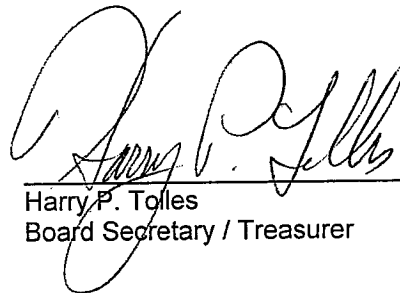
JoAnn Lawyer reported weeds are starting to grow in some of the front yards and some of the garage lights are out. Beverly Travitz-Rumney reported that residents are parking in guest parking and walking their dogs without a leash.

11. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 6:24pm. *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