

**Claridge Pointe Homeowners Association
Board of Directors Meeting
January 11, 2016**

Board Present

Harry Tolles – President/ Treasurer
Justin Dunn – Vice President
Janine Lindsey - Secretary

Management

Terri Kenyon – Super. CAM
Gary Kenyon – CAM
Robert Eamigh – Prov. CAM

Membership

List on File

Absent

David Tinder - Director

1. Call to Order/Roll Call

Board President, Harry Tolles, called the meeting to order at 5:32pm. The meeting was held in the Conference Room at the Office of Kenyon & Associates, Inc. 645 Sierra Rose Drive, Suite 104, Reno, NV 89511. A quorum was established with three of four Board Members present.

2. Election of Officers – Ratify

Harry Tolles made a motion to ratify the Election of Officers as stated during the last meeting. Justin Dunn seconded. The motion carried with a vote of all in favor.

3. Membership Open Forum-Agenda Items

No comments were made at this time.

4. Approval of Minutes

Meeting Minutes from November 9, 2015 were reviewed. *Harry Tolles made a motion to accept the November 9, 2015 meeting minutes as corrected. Justin Dunn seconded. The motion carried with a vote of all in favor.*

5. Approval of Financial Statements

a.) Review of Bank Statements through November 2015

Management submitted financials through November 30, 2015. President/Treasurer, Harry Tolles reported the Bank Balances as of December 31, 2015 with the CD Reserve Account Balances a total of \$42,252.55, \$172,806.60 in Reserve Account. Harry Tolles reported the Operating Balance cash on hand is \$36,129.12. Harry Tolles reported total balances of all accounts at \$215,059.15.

Harry Tolles made a motion to accept the financial statements through November 2015 as presented, subject to the yearend audit. Justin Dunn seconded. The motion carried with a vote of all in favor. The Board received copies of the bank statements.

6. Old Business

a.) North Claridge Light Pole LED Light at Keypad

Management stated the Association is waiting on a permit from the City before installation can be completed.

b.) Gate surveillance- Solutions-

Postponed, no action.

c.) Safety Inspection & Repair of South Enter/Exit gates

Harry Tolles reported that the south gates have been fixed, inspected and are now fully operational. It was stated that the association will now use Tholl Fence for any future gate maintenance and repair needs.

d.) **Artificial Turf Maintenance Work Status**

Postponed, no action.

e.) **Installation of Car Bollard by New Light Pole**

Postponed, no action.

7. **New Business**

a.) **American Arborist – Urban Forest Development**

Skye Edge from American Arborist presented 2 proposals for tree work throughout the community. The Board reviewed the class 1, high priority tree maintenance proposal totaling \$1,912.50, and the class 2, medium priority proposal totaling \$3,476.25. *Harry Tolles made a motion to accept both proposals. Justin Dunn seconded. The motion carried with a vote of all in favor.*

b.) **Curb Damage near Brookshire from Snow Plow**

The Board instructed Management to purchase flags to place throughout the community as a guide for snow plows.

c.) **Review of Snow Removal Contract & RFP**

This contract had already been approved at the last meeting and was only discussed for informational purposes.

8. **Management Report**

Management had nothing to report at this time.

9. **Executive Session Report**

Management reported that during the executive session the Board of Directors reviewed minutes, violations, and delinquencies. There was one scheduled hearing. The Board of Directors took the proper actions in accordance with the collection policy and rules regulations.

10. **Claridge Pointe Correspondence**

a.) **7770 NC – Lawn Damaged by snowplow**

Reviewed, no action until Spring 2016.

b.) **7605 SC Curb Alterations for Wheel Chair Access**

Management advised that they had already sent the Homeowner a letter summarizing Attorney Gayle Kern's Recommendation given by Gayle Kern's office stating the Homeowner may submit a plan to the Board for review/approval for altering the curbing in front their home allowing for wheel-chair accessibility. The Board indicated they will follow their Attorney's opinion and approve any reasonable plans submitted by the Homeowner of having a licensed, insured Contractor configure and perform the requested alterations.

c.) **7605 SC – Curb Alterations for Wheel Chair Access**

The Board advised Management to get bids for adding an ADA compliant, wheel-chair access ramp in front of the mailboxes on the South Claridge side. The Board also asked for bids to have the curbing in front of the South Claridge mail boxes totally re- configured being under ADA compliance for wheel-chair accessibility and more pedestrian friendly.

11. **Membership Open Forum**

Homeowner from 151 Platinum Pointe asked for better snow/ice removal at the South Claridge mailboxes. Other Homeowners who were present agreed that the ice is an issue there and takes a very long time to melt. The Board agreed to start dispatching Management for ice removal at the mailboxes when necessary. Homeowner of 121 Platinum Pointe asked about the Association replacing the mailboxes on the south side with boxes that don't have

lips which sometimes cause difficulty removing mail/packages. The Board requested this item be placed on the next Meeting Agenda.

12. Adjournment

With no further business to discuss, *Harry Tolles made a motion to adjourn to Regular Session Board Meeting at 7:04 pm. Justin Dunn seconded. The motion carried with a vote of all in favor and the meeting was adjourned.*

Respectfully submitted by:



Gary Kenyon
Recording Secretary



Harry P. Tolles
Board Secretary / Treasurer