

**Claridge Pointe Homeowners Association
Board of Directors Meeting
January 13, 2014**

Board Present

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

Management

Terri Kenyon– Supervising Community Manager
Kelli Jones – Provisional Community Manager

Membership

List on File

Board Absent

Benito Corpus - Director

1. Call to Order/Roll Call

President, Richard Anderson called the meeting to order at 5:30 PM, which was held at in the Conference Room at the Offices of Kenyon & Associates, Inc. 645 Sierra Rose Drive, Suite 105A, Reno, and NV 89511. With all four of the five Board Members present, a quorum was established.

2. Membership Open Forum-Agenda Items

One of the members requested that more ice melt be spread around the south mailbox area. It was also noted that a white vehicle has been parked in the guest parking for more than a week. The Board responded that they would notify the snow removal company about the snow melt and also call the tow company to tow away the white car.

4. Approval of Minutes

Minutes from November 25, 2013 were presented. *Harry Tolles made a motion to accept the November 25, 2013 meeting minutes as written. Brent West seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements October 2013/ November 2013

Treasurer, Harry Tolles reported that the balance in the operating account was \$25,068.54 as of October 31, 2013. Harry Tolles reported that the balance in the reserve accounts was \$144,385.01 as of October 31, 2013.

Treasurer, Harry Tolles reported that the balance in the operating account was \$24,589.39 as of November 30, 2013. Harry Tolles reported that the balance in the reserve accounts was \$147,991.56 as of November 30, 2013.

Richard Anderson made a motion to accept the October 2013 and November 2013 financials as presented subject to yearend audit. David Tinder seconded the motion which carried unanimously. The Board inspected the original bank statements as required by NRS 116.

b.) Wells Fargo Correspondence

Wells Fargo is raising their pricing for all services.

6. Old Business

a.) Insurance Claim / North Gate Repairs

Management presented the Board with correspondence from American Family Insurance stating that they have hired a company to recover the damages, including the deductible, from the responsible party. The North gate should be working within the next week.

7. New Business

a.) Maintenance / Landscaping - Bids

Harry Tolles made a motion to accept Reno Green Landscaping's proposal in the amount of \$370.00 per month for twelve months of service. Richard Anderson seconded the motion which carried unanimously.

b.) Replacement Cost of New Door King Board for the South Entrance Gates - Ratify
Harry Tolles made a motion to ratify Artistic Fence's cost of \$1,350.00 for the replacement and installation of a new board for the south entrance gate keypad. Richard Anderson seconded the motion which carried unanimously.

c.) Insurance Renewal

Management presented the Board with renewal information from their current Insurance Carrier, American Family Insurance. The board responded that they are happy with American Family Insurance and if the prices remain the same, they would like to stay with them for them for 2014.

d.) Maintenance Items

Management reported that Perez Landscaping repaired the perimeter fencing behind 7860 North Claridge Pkwy, and 7550 South Claridge Pkwy.

Correspondence from Tholl fence regarding the last bill for the gate repairs was presented to the Board for review. *Harry Tolles made a motion to pay Tholl Fence the full amount of the last bill, but that in the future the Association would only use Artistic Fence for gate repairs. Brent West seconded the motion which carried unanimously.*

8. Management Report

Management presented a copy of the newsletter to the Board for review.

9. Claridge Pointe Correspondence

a.) Homeowner Complaint

The owner of 7845 North Claridge Pointe Parkway sent in a letter complaining that a Board Member had been very rude to her tenant. The Board Member responded that he had been having a bad day due to all of the snow, and snow removal problems. He was sorry that he had behaved in this way and would like to write a letter of apology to both the homeowner and the tenant. The Board requested that Management prepare a letter of apology from the entire Board.

b.) Homeowner Suggestion

The owner of 7630 Diamond Pointe Way wrote a letter suggesting that the Association send all communication by e-mail, as a way to save the Association money. The Board responded that although this is an excellent idea NRS116 requires that many things be sent via mail. The Association maintains an up to date website and can be visited at anytime to obtain important information about the Association. This website is www.claridgepointe.com.

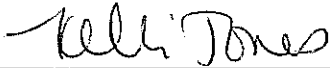
10. Membership Open Forum

None at this time.

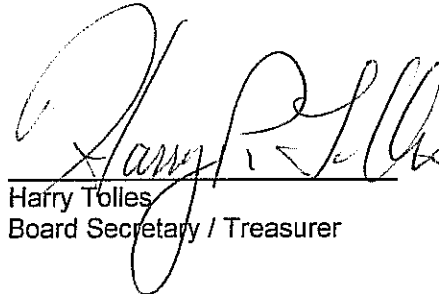
11. Adjournment

With no further business to discuss, the meeting was adjourned to Executive Session at 6:12PM. *Harry Tolles made the motion to adjourn to Executive Session, Brent West seconded the motion, which carried unanimously.*

Respectfully submitted by:



Kelli Jones
Recording Secretary



Harry Tolles
Board Secretary / Treasurer