

**Claridge Pointe Homeowners Association
Board of Directors Meeting
July 8, 2013**

Board Present

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

Management

Terri Kenyon– Supervising Community Manager
Kelli Jones – Provisional 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 5:30 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 three of the four Board Members present, a quorum was established.

2. Membership Open Forum-Agenda Items

The owner of 141 Platinum Pointe reported that the Community Garage Sale was a success.

3. Appointment of Board Members

This item was postponed.

4. Approval of Minutes

Minutes from May 13, 2013 were presented. *Harry Tolles made a motion to accept the May 13, 2013 meeting minutes as written. David Tinder seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements April 2013/ May 2013

Treasurer, Harry Tolles reported that the balance in the operating account was \$52,852.49 as of April 30, 2013. Harry Tolles reported that the balance in the reserve accounts was \$122,403.81 as of April 30, 2013.

Treasurer, Harry Tolles reported that the balance in the operating account was \$53,154.41 as of May 31, 2013. Harry Tolles reported that the balance in the reserve accounts was \$121,454.09 as of May 31, 2013 and receivables.

Richard Anderson made a motion to accept the April 2013 and May 2013 financials as presented subject to yearend audit. Harry Tolles seconded the motion which carried unanimously. The Board inspected the original bank statements as required by NRS 116.

6. Old Business

a.) Community Light Poles

Richard Anderson reported that he had contacted the City of Reno and they would not need a City Permit to install Solar Lighting throughout the community. Harry Tolles stated that the Homeowners would need to approve the project as it is not already an item listed in the Reserve Study. The Board instructed Management to survey the Homeowners.

b.) **Change Order for Security Cameras**

Richard Anderson made a motion to approve the change order for the Security Cameras in the amount of \$3,531.67. Harry Tolles seconded the motion which carried unanimously.

7. **New Business**

a.) **Asphalt Evaluation - Bids**

Harry Tolles made a motion to accept Applied Pavement Technology, Inc.'s proposal, in the amount of \$1,500.00. Richard Anderson seconded the motion which carried unanimously.

b.) **Yearly Financial Audit**

Harry Tolles made a motion to approve the draft of the 2012 Financial Audit prepared by Gene Clawson CPA. Richard Anderson seconded the motion which carried unanimously.

c.) **Curb Painting - Bids**

Harry Tolles made a motion to accept Perez Landscaping's proposal in the amount of \$1,500.00. Richard Anderson seconded the motion which carried unanimously.

d.) **Maintenance Items**

Management had nothing to report at this time.

8. **Management Report**

Management reported on the new laws that had passed in the latest Legislative Session.

9. **Claridge Pointe Correspondence**

None at this time.

10. **Membership Open Forum – Association Issues**

None at this time.

11. **Adjournment**

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

Respectfully submitted by:

Kelli Jones
Recording Secretary

Harry Tolles
Board Secretary / Treasurer