

**Claridge Pointe Homeowners Association
Board of Directors Meeting
September 9, 2013**

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

None

1. Call to Order/Roll Call

President, Richard Anderson called the meeting to order at 5:31 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 Board Members present, a quorum was established.

2. Membership Open Forum-Agenda Items

None at this time.

3. Appointment of Board Members

This item was postponed.

4. Approval of Minutes

Minutes from July 8, 2013 were presented. *Harry Tolles made a motion to accept the July 8, 2013 meeting minutes as written. Richard Anderson seconded the motion which carried unanimously.*

5. Approval of Financial Statements

a.) Review of Bank Statements June 2013/ July 2013

Treasurer, Harry Tolles reported that the balance in the operating account was \$52,114.80 as of June 30, 2013. Harry Tolles reported that the balance in the reserve accounts was \$124,588.50 as of June 30, 2013.

Treasurer, Harry Tolles reported that the balance in the operating account was \$44,554.78 as of July 31, 2013. Harry Tolles reported that the balance in the reserve accounts was \$114,981.11 as of July 31, 2013.

Harry Tolles made a motion to accept the June 2013 and July 2013 financials as presented subject to yearend audit. Brent West seconded the motion which carried unanimously. The Board inspected the original bank statements as required by NRS 116.

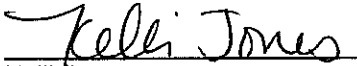
6. Old Business

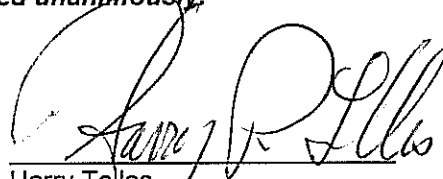
a.) Community Light Poles

The Board asked the Association's Attorney Gayle Kern for an opinion regarding the Association's current rule 4.25 concerning Garage Lights, which is found in the Rules & Regulations. Her response was that it was in her opinion an enforceable rule. Management was asked to send out a Community Poll. The poll would ask the question of whether or not the Owners would like to install new Light Poles throughout the Community.

- b.) **Reserve Study – Adopt**
Richard Anderson made a motion to adopt the Reserve Study Update that was prepared by Professional Reserve Studies, LLC. Brent West seconded the motion. With David Tinder casting a vote of YES the motion carried. Harry Tolles ABSTAINED from the vote.
7. **New Business**
- a.) **Lower Pond Curbing - Bids**
Harry Tolles made a motion to accept Super Curb & Concrete's proposal, in the amount of \$992.50. David Tinder seconded the motion which carried unanimously.
- b.) **Collection Policy - Adopt**
Richard Anderson made a motion to adopt the revised Collection Policy. Harry Tolles seconded the motion which carried unanimously.
- c.) **2014 Draft Budget - Adopt**
Harry Tolles made a motion to accept the 2014 Draft Budget. Brent West seconded the motion which carried unanimously.
- d.) **Street and Curbing**
 This item was postponed until the next meeting.
- e.) **Maintenance Items**
 Management was asked to contact Perez Landscaping and ask them to once a month walk the fence line and screw in any loose fence planks that were detected.
8. **Management Report**
 Management reported that all of the posts that once stabilized the new trees throughout the common area were no longer needed and had been removed.
9. **Claridge Pointe Correspondence**
 None at this time.
10. **Membership Open Forum**
 None at this time.
11. **Adjournment**
 With no further business to discuss, the meeting was adjourned to Executive Session at 6:01PM. *Richard Anderson made the motion to adjourn to Executive Session, David Tinder seconded the motion, which carried unanimously.*

Respectfully submitted by:


 Kelli Jones
 Recording Secretary


 Harry Tolles
 Board Secretary / Treasurer