

CLARIDGE POINTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 11, 2019

Minutes

CALL TO ORDER, WELCOME AND INTRODUCTIONS, ROLL CALL, DETERMINATION OF QUORUM

The meeting of the Claridge Pointe Homeowners Association Board of Directors was called to order at 5:30 p.m. by Harry Tolles. The meeting was held at the Community Conference Room at the back of Raley's Grocery Store at 1075 N. Hills Blvd., Reno, NV 89506. A quorum was established with all three (3) Board Members present.

Board Members Present:	Harry Tolles Faye Emerick Lorraine Lee	President/Treasurer Vice-President Secretary
Board Members Absent:	Brent West	Director
Others Present:	Don Lamers, CMCA®	Supervising Community Manager, Associa Sierra North
Homeowners Present:	List on File	

HOMEOWNER COMMENTS/CONCERN

No comments were made at this time.

MINUTES

Approval of November 29, 2018 Board Meeting Minutes

Management provided the Board with the November 29, 2018 meeting minutes for review.

MOTION: H. Tolles moved to approve the November 29, 2018 board meeting minutes as written. F. Emerick seconded the motion. Motion carried unanimously.

FINANCIAL REPORTS

- a) **Current Un-Audited Financial Statements** – Management provided the Board with the financial statements through November 30, 2018: current year-to-date schedule of revenues and expenses for the operating and reserve account, compared to the budget; current reconciliation of the operating and reserve accounts; and latest account statements prepared by the financial institutions in which the accounts are maintained.

The operating balance as of October 31, 2018 was \$15,448.47 and the balance in the reserve account was \$300,734.17.

The operating balance as of November 30, 2018 was \$17,062.86 and the balance in the reserve account was \$305,258.59.

MOTION: H. Tolles moved to accept the unaudited financials for October 31, 2018 and November 30, 2018 as presented. L. Lee seconded the motion; which carried unanimously.

H. Tolles reminded management to have the SeaCoast and Mutual of Omaha Reserve Accounts consolidated into just one account at Mutual of Omaha.

OTHER BOARD BUSINESS

a) **One Vacant Seat – Appointment of New Board Members- Action**

No one volunteered to fill the vacancy at this time. No action was taken.

b) **Landscape Contract / Performance – Discussion/Action**

Bids were opened and reviewed. Discussion was had.

MOTION: H. Tolles moved to accept the bid from Reno Green in the amount of \$650.00 per month with contract date beginning February 1, 2019 through January 30, 2020 provided Reno Green modify the contract to have two separate billings one for the Monthly Landscape contract and another for the Fire Break Service. L. Lee seconded the motion; which carried unanimously.

c) **2018 Arborist – Tree Trimming Bids**

This item was postponed to March 2019. It will go on future agendas as 2019 Tree Trimming Bids. After the meeting H. Tolles instructed the item to go on the September 2019 agenda. No action was taken.

d) **Truck Rule Modification – Adopt – Discussion/Action**

H. Tolles made further modifications to the proposed

Rule 2.1: Street Use

Basis: CC&R Article 1.0, 1.3, 1.6, 5.1, 5.2.1, & 5.2.3

All of the streets within Claridge Pointe are private streets subject to the exclusive control of the Board.

In an effort to protect and preserve the private streets within the community, weight and/or size restrictions of vehicles using the streets are reasonable and necessary. Commercial trucks up to and including building materials delivery trucks are acceptable in the community for delivery and/or loading/unloading purposes only. Building materials delivery trucks are defined as cabs with lengths of twenty-two [22] feet in length, trailers with attached 'moffett' or fork lift with lengths of forty-three [43] feet in length.

Eighteen-Wheelers or Tractor Trailers (collectively "Tractor Trailers") or any vehicle with length exceeding sixty-five [65] feet in length are prohibited in the community as their weight length and turning radius prohibits them from safely using the streets in the community without causing damage to the properties and/or common area within the community.

If an Owner has a moving vehicle or other vehicle that exceeds the load bearing capacity and length of trucks as described above, he/she may request a waiver from the Board to allow use of the streets. Waivers will be considered on a case by case basis and will require Owner to sign an Indemnification Agreement which releases the Community of any responsibility and fully and completely indemnifies the Association and its members. The Owner shall (1) be solely

responsible for any and all damages which may be incurred as a result of the Tractor Trailer utilizing the private streets, (2) provide proof of insurance, (3) limit the use of the streets, and (4) agree any damages incurred shall be secured by a written lien on the unit.

MOTION: F. Emerick moved to modify Rule 2.1 as described above including the indemnification form provided by Claridge Pointe Legal Counsel. to prohibit tractor trailers at Claridge Pointe. L. Lee seconded the motion; which carried unanimously.

e) **Golf Course Putting Green Rule Modification – Discussion/Action**

H. Tolles presented a Rule Modification as follows for the Golf Course Putting Green at South Claridge Pointe:

Rule 6.18 Golf Greens Rules
Basis: CC&R Article 1.0, 1.3, & 5.2.1

In order to preserve the expensive artificial turf, the putting greens are for golf putting play only. The rest of the area is for walking, family games, and enjoying nature. Any other use constitutes a violation. A \$100.00 fine may be assessed for this violation.

MOTION: L. Lee moved to adopt Rule 6.18 Golf Green Rules as described above. F. Emerick seconded the motion; which carried unanimously.

f) **Insurance Claim Update/Reimbursement Statue – Discussion/Action**

Management advised that he is still waiting for the insurance carrier response with regards to the damage caused by the tractor trailer. He stated he may have submitted the claim to the wrong address. He stated that he had followed up with a letter to ensure that the claim had been received. He asked the board if they were ok with reimbursing the homeowner that had damage to his vehicle prior to being reimbursed by the insurance. The Board agreed again to reimburse the homeowner at 7630 S. Claridge for the damage caused by the damaged call box.

g) **2019 Community Goals Calendar – Adopt – Discussion/Action**

Management provided a draft 2019 Community Goals Calendar. Discussion was had. H. Tolles offered some modifications to the proposed calendar. Management explained the 2019 Community Calendar can be modified at any time via email from the Board to Management.

MANAGEMENT REPORT

Management submitted a written management report for the board review. Management gave the executive session summary stating the board took action with regards to the collection policy and compliance.

Discussion was had with respect to the ongoing issues with the intermittent camera outages after they were updated by Burgarello on 11/27/2018 in order to end the problem of signal loss from our remote camera arrays at the North Gate and the Golf Course.

Outages again occurred on 12/1/2018, 12/5/2018, 12/6/2018, 12/7/2018, and 12/8/2018. On 12/10/2018, Burgarello showed up to fix the problem.

On 1/1/2019 video signal was lost from the Golf Course cameras three separate times. Burgarello was notified of all reported outages and stated they would order parts for the NVR and have them installed on 1/11/2019.

It was noted that the contract had been paid and that the final contract with Burgarello had been finalized per the original agreement. Payments on the camera system are due in December of each year that the contract is in force.

BOARD COMMITTEES

It was noted there are no active committees at this time. This item is to be removed from future agendas until further notice.

DISCUSSION ON FUTURE AGENDA ITEMS & NEXT BOARD MEETING DATE

The next board meeting is tentatively scheduled for Thursday, March 14, 2019 at 5:30PM, pending confirmation of meeting room at Raley's.

HOMEOWNER COMMENTS

141 Platinum Pointe Way: Owner had some questions regarding the new "Prohibition of Truck Rule" H. Tolles explained more about the rule to the owners present.

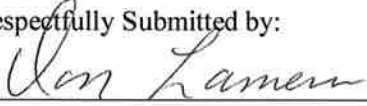
140 Platinum Pointe Way: Owner stated she was concerned with the now removal company and advised the Board that she would like to have the trucks pick up the plows, so they don't scrape the streets if there is no snow present. She also advised the snow removal company piled snow in her yard and she believed they had damaged some planters in her yard.

7540 S. Claridge Pointe Parkway: Owner stated he felt paying on TownSq was not safe. Management advised that if homeowners utilized TownSq for payment the credit card information is through a secure third party and it then is reflected in TownSq on the owner's ledger, but that TownSq does not process payments directly.

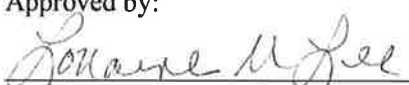
ADJOURNMENT

There being no further business, H. Tolles moved to adjourn the meeting at 6:05PM. F. Emerick seconded the motion. Motion carried unanimously.

Respectfully Submitted by:


Don Lamers, CMCA®
Supervising Community Association Manager
Recording Secretary
Associa Sierra North

Approved by:


Lorraine Lee – Secretary
Claridge Pointe Homeowners Association