

# CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

## Board of Directors Meeting Minutes

January 17, 2023

### **Board Members Present**

Harry Tolles- President / Treasurer  
Sue Durst- Secretary  
Brent West- Director

### **Management**

Don Lamers, CMCA®, AMS®  
Supervising Community Association Manager  
Western Nevada Management, Inc.

### **Homeowners Present**

Carol Passow

### **Board Absent**

### **Call to Order/Determination of Quorum**

President, Harry Tolles called the meeting to order at 6:03 PM on January 17<sup>th</sup>, 2023. With three (3) of the three (3) Board Members in attendance, a quorum was established. The meeting was held via Zoom Video Conference which was hosted from the Offices of Western Nevada Management, Inc., located at 255 W. Peckham Lane, Suite 2, Reno, NV 89509.

### **Homeowner Comments/Open Forum**

None at this time.

### **Minutes**

The Board reviewed the minutes from November 28, 2022.

**MOTION: H. Tolles moved to approve the November 28, 2022, meeting minutes. B. West seconded the motion, which carried unanimously.**

### **Financial Statements**

#### **a.) Review & Accept the August 31, 2022, Unaudited Financial Statements**

The board reviewed the September 2022, October 2022, & November 2022, unaudited financial statements.

**MOTION: H. Tolles moved to accept the September 2022, October 2022, and November 2022 unaudited financial statements. S. Durst seconded the motion, which carried unanimously.**

#### **b.) Reserve CDs- Investment- Status**

On November 30, H. Tolles sent management a copy of a CDARS notification that the \$100,000 Maturity Notice for 12/22/2022 must be withdrawn no later than 12/19/2022 at 3:00 PM Eastern Standard Time. The bank was not notified prior to this date and time which resulted in a two year rollover at the interest rate of less than 1 percent. The second CDARS account in the amount of \$200,000 was agreed to be transferred to a 4% interest rate CD.

**MOTION: H. Tolles motioned to transfer \$200,000.00 to a CD account through CIT for 18 months at 4% interest. Sue Durst seconded the motion, which carried unanimously.**

### **Association Business**

#### **a.) Appointment of New Board Member**

The board received a candidate nomination for from Carol Passow.

**MOTION: H. Tolles motioned to appoint Carol Passow to the Claridge Pointe Board of Directors. Sue Durst seconded the motion, which carried unanimously.**

#### **b.) 2023 Landscape Contract- Weed Abatement- Bids**

The board reviewed the 4/1/23 landscape renewal contract from Reno Green in the amount of \$873/month for a period of 12 months.

**MOTION: H. Tolles motioned to approve the 4/1/23 – 3/31/24 landscape maintenance contract through Reno Green Landscape. B. West seconded the motion, which carried unanimously.**

c.) Charter Spectrum Internet Access for Gate

The board discussed the continued issues experienced with the AT&T service.

**MOTION: H. Tolles motioned to move internet service to Charter Spectrum Services. S. Durst seconded the motion, which carried unanimously.**

**Homeowner Comments**

Sue Durst asked about having the board meetings in person vs. Zoom teleconference. The board believes the Zoom platform continues to be the best option for the community. They also discussed the issues faced with snow removal and the reason it needs to be hauled off.

**Items for next agenda**

The next meeting is scheduled for 4/25/2023.

**Adjournment**

With no further business to conduct, H. Tolles adjourned the meeting at 6:38 PM.

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Don Lamers, CMCA®, AMS®  
Recording Secretary  
Supervising Community Association Manager  
Western Nevada Management, Inc.

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Attested to by Sue Durst, Secretary  
Claridge Pointe Homeowners Association