

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, MARCH 9, 2021**

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 6:00PM by Director Tolles. The meeting was held via teleconference at 699.900.6833, access code posted on agenda. A quorum was established with five (5) Board Members present.

Board Members Present	Harry Tolles	President/Treasurer
	Carol Passow	Vice President
	Lorraine Lee	Secretary
	Sue Durst	Director
	Brent West	Director
Board Members Absent	None	
Management Present	Tiffany D'Aquila	Community Manager, Associa Sierra North
Others Present	None	
Homeowner(s) Present	K. Wade, 7750 N. Claridge Pointe	

HOMEOWNER FORUM *Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.*

- None

MINUTES

Review and approval of the January 12, 2021 Board meeting minutes.

MOTION: H. Tolles moved to approve the Board Meeting Minutes from January 12, 2011. S. Durst seconded, motion carried unanimously.

FINANCIAL REPORT

a. Treasurer's Report/Review and accept current unaudited financial reports

The December 31, 2021 unaudited financial report reviewed. There is no bad debt write off. Full report was emailed to the Board on January 25, 2021. The January 31, 2021 unaudited financial report reviewed. There is no bad debt write off. Full report was emailed to the Board on February 19, 2021.

NOTE: The presentation of current financial reports to the Board include a summary cover page, the current year-to-date financial statement of the association, and current year-to-date schedule of revenues and expenses for the operating and reserve accounts. The Board is also provided with current reconciliations of the operating and reserve accounts and the latest account statements prepared by the financial institutions in which the accounts of the association are maintained. If any Board member would like to see additional information not presented packet, it is available upon request from Associa Sierra North.

H. Tolles reported on the operating account being low due to the snow removal costs. As a result all repairs to the common area will be paid for out of our Reserve Account for the balance of 2021.

MOTION: H. Tolles moved to accept the December 31, 2020 and January 31, 2021 Financial Reports as prepared by Associa Sierra North. S. Durst seconded, motion carried unanimously.

ASSOCIATION BUSINESS

a. Action Approved Outside of a Meeting Ratification – Workers Comp Insurance Approval – Action

The Workers Comp Insurance Policy was up for renewal between meetings. It was approved by a majority outside of a meeting. Policy renewed 3/7/2021.

MOTION: H. Tolles moved to ratify the approval of American Family Workers Comp Insurance policy. C. Passow seconded. Discussion. Motion carried unanimously.

b. Landscape and Fire Break Bids 4/1/2021-3/31/2022 – Discussion/Action

RFP submitted to Reno Green as requested by H. Tolles on 2/22/2021. Proposal was provided to Board at this time for review. Monthly cost remains the same as the prior year, at \$670.00 per month.

MOTION: H. Tolles moved to approve the renewal landscape contract from Reno Green at the same cost as the prior year. C. Passow seconded. Discussion. Motion carried unanimously.

c. Management Agreement Bids 6/1/2021-5/31/2022 – Discussion/Action

H. Tolles requested proposals from four (4) management companies.

1. Associa Sierra North provided a proposal for \$1,350.00 per month. (\$20.00 per month increase.)
2. Eugene Burger Management provided a proposal for \$1,500.00 per month.
3. First Service Residential did not provide a proposal.
4. Western Nevada Management provided a proposal for \$1,380.00 per month.

Board discussed comparisons of the proposals, stating they are lengthy

MOTION: C. Passow moved to approve the management contract proposal Western Nevada Management for \$1,380.00 per month. S. Durst seconded, motion carried unanimously.

d. General Counsel & Collections Engagement Letters – Action

The offices of LKG has changed names due to partnership changes. The engagement letters presented are to update their records.

MOTION: H. Tolles moved to approve the general counsel and collections engagement letters from Leach Kern Gruchow Anderson Song (LKG). S. Durst seconded, motion carried unanimously.

HOMEOWNER FORUM *Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.*

- None

EXECUTIVE SESSION SUMMARY DISCLOSURE

Executive Session Disclosure

An Executive Session meeting will be held after the General Session Meeting. The following topics will be discussed:

- Approve the January 12, 2021 Executive Session Meeting Minutes
- Review current delinquency reports.
- Review collections status.

- There is no bad debt write-off as of the date.
- Review covenant violation reports.
- Review attorney client privilege information on the outstanding matters.

ANNOUNCEMENT

The next scheduled Board meeting is on Tuesday, May 11, 2021 at 6PM, via teleconference. Access information will be noted on the next agenda.

ADJOURNMENT

MOTION: H. Tolles moved to adjourn the meeting at 6.25 AM/PM. S. Durst seconded, motion carried unanimously

Respectfully Submitted by:

Approved by:

Tiffany D'Aquila
Community Association Manager
Associa Sierra North

Board Member
Claridge Pointe Homeowners Association