

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

March 22, 2022

Board Members Present

Harry Tolles- President
Brent West-Treasurer
Sue Durst- Secretary
Carol Passow- Vice President

Management

Kara Kite
Provisional Community Manager
Western Nevada Management, Inc

Homeowners/Guests

No Homeowners Present

Call to Order/Determination of Quorum

President, Harry Tolles called the meeting to order at 6:02 PM on November 9, 2021. With four (4) of the four (4) Board Members were in attendance 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

No homeowners commented at this time.

Minutes

The board reviewed the minutes from January 25, 2022.

MOTION: H. Tolles moved to approve the January 25, 2022, meeting minutes. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review & Accept the December 31, 2021, January 31, 2022, & February 28, 2022, Unaudited Financial Statements

The board reviewed the December 2021, January 2022, & February 2022 unaudited financial statements. K. Kite reported as of February 28, 2022, the operating account had \$20,200.13 and the reserve account had \$396,968.70 including the Certificate of Deposit Accounts. The CIT bank Reserve cash has \$294,396.68 which exceed the \$250,00.00 insurable limit. The board approved \$100,000.00 to be put into a money market account to satisfy the FDIC limits. However, CIT responded that a money market would not be sufficient because it uses the same bank ID number. He provided information for Certificate of Deposits accounts for consideration.

MOTION: H. Tolles moved to accept the September 30, 2021, financial statements. C. Passow seconded the motion, which carried unanimously

b.) Investment Options for CIT Reserve Account (exceeds \$250,000.00 insurable limit)

The current CIT Bank Reserve Cash account has \$289,114.63 which exceeds the \$250,000.00 insurable limit. Management provided Certificate of Deposit options and the board discussed the possibility of opening a separate reserve bank account under a different bank.

MOTION: H. Tolles moved to approve a 9-month Premium Ladder CD for \$100,000.00 from the Reserve Checking account beginning 4/1/2022. S. Durst seconded the motion, which carried unanimously

Association Business

a.) 4/1/22 – 4/1/23 Landscape Maintenance Contract- Reno Green Landscaping- Review/Approval

The board reviewed the 4/1/22 – 4/1/23 Landscape Maintenance Contract submitted by Reno Green Landscaping. The renewal contract is in the amount of \$820.00 which is \$150.00 increase. H. Tolles requested the sign the scope of work and attach to the contract for signature.

MOTION: H. Tolles moved to approve the 4/1/22 – 4/1/23 landscape maintenance contract submitted by Reno Green in the amount of \$820.00 with the condition they sign the attached scope of work as previously done. S. Durst seconded the motion, which carried unanimously.

b.) 7880 North Claridge Pointe Parkway- Fence Repair Request

The board reviewed the correspondence sent from 7880 North Claridge Pointe Parkway regarding fence repair

request. H. Tolles repaired the fence prior to the meeting. The board is going to discuss during executive session.
NO MOTION MADE at this time

c.) Damaged Concrete Barrier at 3 Brookshire Drive

The board discussed the damaged concrete barrier at 3 Brookshire Drive. B. West recommended the board remove the concrete barrier due to the consistent issues of damage. H. Tolles would like to reach out to the homeowner and ask their feelings towards removing the concrete barrier. The item will remain on the agenda until the May 2022 meeting.

NO MOTION MADE at this time

Homeowner Comments

S. Durst asked about the holiday decoration still up in the community.

Items for next agenda

The next meeting is scheduled for Tuesday, May 24, 2022, at 6:00 p.m.

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:22 p.m.

Recording Secretary, Kara Kite
Provisional Community Association Manager
Western Nevada Management, Inc.

Attested to by Lorraine Lee, Secretary
Claridge Pointe Homeowners Association