

## **CLARIDGE POINTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 10, 2020**

### **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 5:33 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 five (5) of the Board Members present.

**Board Members Present:**

Harry Tolles  
Carol Passow  
Lorraine Lee  
Brent West  
Sue Durst

President/Treasurer  
Vice-President  
Secretary  
Director  
Director

**Others Present:**

Piper Cates  
  
Alicia Fadrowsky  
Donna Zanetti

Supervising Community Manager,  
Associa Sierra North (via teleconference)  
Community Manager  
Leach Kern Gruchow Anderson Song

**Homeowners Present:**

List on File

### **HOMEOWNER COMMENTS**

None at this time.

### **MINUTES**

Approval of January 15, 2020 Board Meeting Minutes

Minutes from the January 15, 2020 Meeting were reviewed.

**MOTION: H. Tolles moved to approve the January 15, 2020 minutes as presented. L. Lee seconded the motion. Motion carried unanimously.**

### **FINANCIAL REPORTS**

- a) Current Un-Audited Financial Statements – Management provided the Board with the financial statements through January 2020. 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.

H. Tolles read out the cash balances of both accounts as of 3/14/2020.

**MOTION: H. Tolles moved to acknowledge the board has fulfilled their fiduciary duty to review the unaudited financials for December 2019 and January 2020 bank statements as presented. C. Passow seconded the motion. Motion carried unanimously.**

### **OTHER BOARD BUSINESS**

- a) Reno Green Fire Break and Landscape Maintenance Proposals

Management advised that Jobs Peak had left a message that they did not have any record of a signed contract for the fire break with Claridge and that their voicemail is full for management to have any discussion.

**MOTION: H. Tolles motioned to approve the Reno Green fire break (\$227) and landscape maintenance (\$443) contract as presented. C. Passow seconded the motion. Motion carried unanimously.**

b) **Jobs Peak Fire Break Proposal**

Management advised the board that Jobs Peak Weed Control had no record of a signed contract. The board advised management not to pursue Jobs Peak Weed Control any further. Item may be removed from action list.

c) **Reno Fire Department Request for Access to Fire Gates – Discussion/Action**

H. Tolles stated he was contacted by a Representative of the Reno Fire Department asking if they could put their own locks on the Claridge Pointe fire gates. He stated that the Board did not have objection to the Reno Fire Department placing locks as long as they provided the Board with access to the lock. This is because the gates must be opened if snow removal is required.

**MOTION: H. Tolles motioned to approve the fire department placing locks on community gates for fire access at the fire departments cost. B. West seconded the motion. Motion carried unanimously.**

d) **Wrought Iron Painting- Authorize Bid Process**

H. Tolles stated that every few years the gates are painted in an attempt to maintain the gates and appearance of the community.

**MOTION: H. Tolles motioned to approve the board attaining bids for the next board meeting. L. Lee seconded the motion. Motion carried unanimously.**

e) **Reinforce S. Claridge Keypad with R&L check**

H. Tolles stated that a trailer had hit the keypad post damaging it and is requesting the repair of the keypad. Post would be 12”-24” from keypad. H. Tolles stated he would call Tholl Fence for a proposal for the next meeting.

**MOTION: C. Passow motioned to approve the install of a concrete pillar to reinforce the safety of the keypad. L. Lee seconded the motion. Motion carried unanimously.**

f) **Sewer Line Cleanout Bid Authorization**

H. Tolles requested approval of the sewer cleanout authorization for proposal.

**MOTION: H. Tolles motined to approve the bid authorization for board review at the next meeting. C. Passow seconded the motion. Motion carried unanimously.**

**MANAGEMENT REPORT**

Management reviewed current action items which board discussed in board business. Management gave the executive session summary stating the board took action with regards to the collection policy and compliance.

Management advised that the new Manager for Claridge Pointe would be Alicia Fadrowsky.

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**NEXT BOARD MEETING DATE**

The next board meeting is scheduled May 12, 2020 at 5:30PM.

**HOMEOWNER COMMENTS**

**151 Platinum Pointe:** Owner stated that the board has violation his privacy by trespassing and wanted to know how he should treat this issue. Owner stated that the behavior has created a hostile environment as young people in the community are being singled out. Owner requested an investigation into the board's actions and warned if anyone goes onto his property he will handle it as necessary.

**ADJOURNMENT**

There being no further business, H. Tolles moved to adjourn the meeting at 5:55 PM. C. Passow seconded the motion; which carried unanimously.

Respectfully Submitted by:

Approved by:

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Piper Cates  
Supervising Community Association Manager  
Associa Sierra North

\_\_\_\_\_  
Lorraine Lee – Secretary  
Claridge Pointe Homeowners Association