

# CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

## Board of Directors Meeting Minutes

May 24, 2022

### Board Members Present

Harry Tolles- President  
Brent West-Treasurer  
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 6:12 PM on November 9, 2021. With three (3) 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 March 22, 2022.

**MOTION: H. Tolles moved to approve the March 22, 2022, meeting minutes. B. West seconded the motion, which carried unanimously.**

### Financial Statements

a.) Review & Accept the March 31, 2022 & April 30, 2022, Unaudited Financial Statements

The board reviewed March & April 2022 unaudited financial statements. K. Kite reported as of April 30, 2022, the operating account had \$23,369.56 and the reserve account had \$407,170.28 including the Certificate of Deposit Accounts.

**MOTION: H. Tolles moved to accept the March 31, 2022 & April 30, 2022, financial statements. C. Passow seconded the motion, which carried unanimously**

### Association Business

a.) 7895 North Claridge Pointe Parkway- Sod Replacement- Reno Green Proposal

The board reviewed the proposal from Reno Green for sod replacement at 7895 North Claridge Pointe Parkway for damage that occurred during snow removal. The proposal was in the amount of \$410.00.

**MOTION: H. Tolles moved to approve the purchase of Turf Alive through Home Depot up to \$100.00 contingent that the owner agree to have snow markers up in the future winter months. C. Passow seconded the motion, which carried unanimously.**

b.) 6/1/22 – 5/31/23 Management Contract- Western Nevada Management, Inc.

The board reviewed the 6/1/22 – 5/31/23 Western Nevada Management Contract in the amount of \$1,420.00, which is a \$40.00/month increase.

**MOTION: H. Tolles moved to approve the 6/1/22 – 5/31/23 Western Nevada Management Contract in the amount of \$1,420.00. C. Passow seconded the motion, which carried unanimously.**

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. The board decided to leave the concrete barrier at this time.

**NO MOTION MADE at this time**

**Homeowner Comments**

None at this time

**Items for next agenda**

The next meeting is scheduled for Tuesday, July 26, 2022, at 6:00 p.m. The next meeting will address the reserve study Update for 2023 and 2023-2024 draft budget.

**Adjournment**

With no further business to conduct, H. Tolles adjourned the meeting at 6:30 p.m.

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

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Attested to by Lorraine Lee, Secretary  
Claridge Pointe Homeowners Association