

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

May 7, 2024

Board Members Present

Harry Tolles- President / Treasurer
Sue Durst
Linda Proulx- Director
William Ward

Management

Kara Kite
Community Association Manager
Western Nevada Management, Inc.

Homeowners Present

Call to Order/Determination of Quorum

President, Harry Tolles called the meeting to order at 6:08 p.m. on May 7th, 2024. With four (4) of the five (5) 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 March 5, 2024.

MOTION: H. Tolles moved to approve the March 5, 2024. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review and Accept February 2024 & March 2024 Unaudited Financial Statements

The February 2024 & March 2024 financials were presented to the board. H. Tolles gave an update on the current balances and financial state.

MOTION: H. Tolles moved to approve the February 2024 & March 2024. W. Ward seconded the motion, which carried unanimously.

Old Business

None at this time

New Business

a.) Crack Seal Repairs- Proposal- SNC

Board discussed the needed crack fill throughout the community.

MOTION: H. Tolles moved to approve the crack seal proposal from SNC in the amount of \$5,285. S. Durst seconded the motion, which carried unanimously.

b.) Concrete Repairs

The board discussed the needed concrete repairs throughout the community.

MOTION: H. Tolles moved to approve the concrete repair proposal from SNC in the amount of \$11,890.00. W. Ward seconded the motion, which carried unanimously.

c.) Asphalt Patch Replacement- Proposal- SNC

The board discussed the asphalt patch replacement throughout the community.

MOTION: H. Tolles moved to approve the asphalt patch proposal from SNC in the amount of \$3,670.00. S. Durst seconded the motion, which carried unanimously.

d.) Type II Rapid-Set Slurry- Proposal- SNC

The board met with SNC and they stated the slurry is not needed this year but should be planned for 2025.

NO MOTION MADE at this time

e.) Curb Painting & Striping- Proposal- SNC

The board met with SNC and they stated the painting is not needed this year but should be planned for 2025 following the slurry.

NO MOTION MADE at this time

f.) 6/1/24 – 5/31/25 Management Contract- Western Nevada Management

The board reviewed the 6/1/24 – 5/31/25 management contract submitted by Western Nevada Management in the amount of \$1,495.00/month, which is a \$32.40 increase from the previous year.

MOTION: H. Tolles moved to approve the Western Nevada Management Contract in the amount of \$1,495.00/month. W. Ward seconded the motion, which carried unanimously.

Homeowner Comments

Items for next agenda

The next board meeting is scheduled for July 9, 2024, at 6:00 p.m.

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:24 p.m.

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

Attested to by Sue Durst, Secretary
Claridge Pointe Homeowners Association