

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

June 20, 2023

Board Members Present

Harry Tolles- President / Treasurer
Sue Durst- Secretary
Linda Proulx

Management

Kara Kite
Community Association Manager
Western Nevada Management, Inc.

Homeowners Present

Board Absent

Brent West

Call to Order/Determination of Quorum

President, Harry Tolles called the meeting to order at 6:00 p.m. on June 20th, 2023. With three (3) of the four (4) 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

Sue Durst reported there are children running around in the street. Management stated they will add an item with the next agenda asking residents to be aware of the potential safety hazard this could cause.

Linda Proulx asked about a community wide garage sale. Management will send a notice out via email to all residents once a date has been determined.

Minutes

The Board reviewed the minutes from January 17th, 2023, and April 24th, 2023.

MOTION: H. Tolles moved to approve the January 17th, 2023, and April 24th, 2023. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review & Accept the March 2023 & April 2023, Unaudited Financial Statements

The board reviewed the March 2023 & April 2023 unaudited financial statements. As of May 31, 2023, there was a total of \$8,144.86 in the operating account. A total of \$473,469.33 in the reserve account (including two CD accounts.) There is a total of \$11,322.88 in accounts receivable.

MOTION: H. Tolles moved to accept the March 2023 – May 2023 unaudited financial statements. L. Proulx seconded the motion, which carried unanimously.

Old Business

a.) Appointment of New Board Member

There is still one (1) vacant board position available. There have not been any received candidate forms as of 6/20/23.

NO MOTION MADE at this time

New Business

a.) 2024 Reserve Study Update

The board reviewed the reserve study update from Harry Tolles. H. Tolles reported there are huge challenges to face due to the unexpected inflation.

MOTION: H. Tolles motioned to adopt the 2024 Reserve Study Update drafted by Harry Tolles. S. Durst seconded the motion, which carried unanimously.

b.) 2024 Proposed Operating & Reserve Budget

The board reviewed the 2024 Operating Budget. The operating budget calls for the monthly assessment to be increased to \$130.00/month which is a \$15.00/month increase from 2023. The increase is largely contributed to the exuberant snow removal that was required in 2023 that exceeded the budget as well as continued inflation challenges. H. Tolles read aloud the cover letter he wrote to be sent with a copy of the adopted budget for membership. The letter detailed the reason for the increase and expressed to owners the decision to raise assessments are not made lightly or without great consideration. The letter will be included with the budget mail

MOTION: H. Tolles motioned to adopt the proposed 2024 operating and reserve budget. L. Proulx seconded the motion, which carried unanimously.

Homeowner Comments

None

Items for next agenda

The next meeting is scheduled for 8/22/2023 at 6:00 p.m. The budget adoption will be on the next agenda for/

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:29 p.m.

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

Attested to by Sue Durst, Secretary
Claridge Pointe Homeowners Association