

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

July 26, 2022

Board Members Present

Harry Tolles- President
Sue Durst- Secretary
Carol Passow- Vice President

Management

Kara Kite
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 6:10 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

None at this time.

Minutes

The board reviewed the minutes from May 24, 2022.

MOTION: H. Tolles moved to approve the May 24, 2022, meeting minutes. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review & Accept the May 31, 2022 & June 30, 2022, Unaudited Financial Statements

The board reviewed May & June 2022 unaudited financial statements. K. Kite reported as of June 30, 2022, the operating account had \$25,083.86 and the reserve account had \$419,395.26 including the Certificate of Deposit Accounts.

MOTION: H. Tolles moved to accept the May 31, 2022 & June 30, 2022, financial statements. S. Durst seconded the motion, which carried unanimously

Association Business

a.) Asphalt Crack Seal- Proposals

The board reviewed the proposals for asphalt crack seal from SNC, Asphalt Plus, and Apex Grading and Paving. A price synopsis is included below:

SNC: \$6,785.00

Asphalt Plus: \$6,680.00

Apex: \$13,611.88

MOTION: S. Durst moved to approve the Sierra Nevada Construction proposal in the amount of \$6,785.00. H. Tolles seconded the motion, which carried unanimously.

b.) Community Tree Maintenance

H. Tolles, K. Kite and Alpha Tree walked the community on 7/26/22 and looked at all the tree maintenance needs. Alpha is going to send a proposal for the trimming and removals needed.

MOTION: H. Tolles moved to approve Alpha Tree for the tree maintenance needed. S. Durst seconded the motion, which carried unanimously.

c.) South Claridge Gate Damage

The board discussed the damage to the South Claridge Gate due to a vehicle hitting it. The vehicle operator provided his insurance for billing purposes. The board also discussed the North gate operation system which includes six springs.

NO MOTION MADE at this time

d.) Reserve Study Update

The board reviewed the draft reserve study update completed by Harry Tolles. The reserve study adoption will be on the September meeting for approval.

NO MOTION MADE at this time

e.) 2023 Draft Budget

The board discussed the draft 2023 operating and reserve proposed budget. The proposed budget recommends a \$5.00 increase/month for a total of \$115.00/month. The increase is mainly due to inflation and all over price increases across all industries. The reserve transfer amount being proposed is between \$10K - \$15K. The 2023 budget adoption will be on the September meeting for approval.

NO MOTION MADE at this time

Homeowner Comments

None at this time.

Items for next agenda

The next meeting is scheduled for Tuesday, September 13, 2022, at 6:00 p.m. The annual membership and budget ratification meeting is scheduled for November 8, 2022, at 6:00 p.m.

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:46 p.m.

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

Claridge Pointe Homeowners Association