

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

July 9, 2024

Board Members Present

Harry Tolles
Sue Durst
Linda Proulx- Director
William Ward
Brent West

Management

Kara Kite
Community Association Manager
Western Nevada Management, Inc.

Homeowners Present

None

Call to Order/Determination of Quorum

President, Harry Tolles called the meeting to order at 6:01 p.m. on July 9th, 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

B. West discussed the parking issue he has observed with owners parking

Minutes

The Board reviewed the minutes from May 7, 2024.

MOTION: H. Tolles moved to approve the May 7, 2024. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review and Accept April 2024 & May 2024 Unaudited Financial Statements

The April 2024 & May 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 April 2024 & May 2024. B. West seconded the motion, which carried unanimously.

Old Business

a.) Sewer Clean Out- SNC

The board discussed the sewer maintenance that has been completed by SNC. They finished scoping the last line on North Claridge (about 15' from the manhole in Lancaster Apartments to N. Virginia.) The board also had them camera and check the South Claridge Side. SNC discovered a damaged sewer line that will need to be repaired to prevent a collapse. They will have to go through the asphalt to make the repair. The association is waiting for a date the repair can start.

NO MOTION MADE at this time

New Business

a.) 9/1/24 – 9/1/25 Cyber Security Policy- American Family

The board reviewed the cyber security renewal policy from American Family in the amount of \$699.00 which is the same as the previous term.

MOTION: H. Tolles moved to approve the 9/1/24 – 9/1/25 Cyber Security Policy from American Family in the amount of \$699.00. B. Ward seconded the motion, which carried unanimously.

b.) Full Reserve Study FY 2025

Harry Tolles (president/Secretary) is a licensed reserve study specialist and has been working on the full FY 2025 reserve study. He is still waiting on pertinent information regarding the sewer work prior to completion.

NO MOTION MADE at this time

c.) FY 2025 Budget

The board reviewed two (2) proposed 2025 budgets (with different reserve transfers depending on sewer costs.) One has a monthly increase to \$134.00 (\$4 increase) and the other has a monthly increase to \$140 (\$10 increase.) The board is leaning towards the \$4.00 increase, but will have the budget approval on the September meeting agenda.

NO MOTION MADE at this time

Homeowner Comments

S. Durst asked about the responsibility of the tree removal/replacement on a specific tree.

Items for next agenda

The next board meeting is scheduled for September 3, 2024, at 6:00 p.m.

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:49 p.m.

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

Attested to by Sue Durst, Secretary
Claridge Pointe Homeowners Association