

## **CLARIDGE POINTE HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING September 29, 2020**

### **CALL TO ORDER, WELCOME AND INTRODUCTIONS, ROLL CALL, DETERMINATION OF QUORUM**

The meeting of the Claridge Pointe Homeowners Association Board of Directors was called to order at 5:42PM. by H. Tolles. The meeting was held via Zoom. A quorum was established with four (4) out of five (5) of the Board Members present.

**Board Members Present:**

Harry Tolles  
Carol Passow  
Lorraine Lee  
Sue Durst  
Brent West

President/Treasurer  
Vice-President  
Secretary  
Director  
Director

**Others Present:**

Alicia Fadrowsky CMCA, AMS    Community Manager, Associa Sierra North

**Homeowners Present:**

None

### **HOMEOWNER COMMENTS**

None

### **MINUTES**

#### **Approval of July 21, 2020 Board Meeting Minutes**

Minutes from the July 21, 2020 Meeting were reviewed.

**MOTION: H. Tolles moved to approve the July 21, 2020 minutes as presented. S. Durst seconded the motion. Motion carried unanimously.**

### **FINANCIAL REPORTS**

#### **Current Un-Audited Financial Statements**

Management provided the Board with the financial statements through August 2020. Current year-to-date schedule of revenues and expenses for the operating and reserve account, compared to the budget; current reconciliation of the operating and reserve accounts; and latest account statements prepared by the financial institutions in which the accounts are maintained. H. Tolles explained that at the end of the year, the association was going to transfer \$11,000 from operating to the reserve account in order to reduce the increase in assessments, however Palafox Painting was paid \$3,775 incorrectly out of the operating account instead of the reserve account, therefore at the end of the year, the association will transfer only \$7,025 to the reserves which will effectively accomplish the same thing. H. Tolles provided the Board with the treasurer's report prior to the Board meeting. H. Tolles read aloud the cash balances of both accounts as of Saturday 09/26/2020.

**MOTION: H. Tolles moved to acknowledge the board has fulfilled their fiduciary duty to review the unaudited financials for August 2020 as required by NRS 116.31083. L. Lee seconded the motion. Motion carried unanimously.**

### **ASSOCIATION BUSINESS**

#### **Bollard Project Bids**

A. Fadrowsky presented a second bid for a bollard installation at the South Claridge Gate to protect the keypad from Artistic Fence in the amount of \$595. Tholl Fence had provided a bid earlier in the amount of \$1,786 which seemed high.

**MOTION: H. Tolles moved to accept the bid from Artistic Fence in the amount of \$595. L. Lee seconded the motion. Motion carried unanimously.**

#### **Perimeter Fence Proposal for Repair Bids**

H. Tolles explained that there are multiple areas on the perimeter fence that need maintenance and/or picket replacement, photos are attached to the packet. H. Tolles asked that AOC meet with him onsite to walk the perimeter fence for a bid to be discussed at the next meeting. H. Tolles informed the Board that the cost of repairs would come out of the Reserve account.

**MOTION: H. Tolles moved to get a bid from AOC for the perimeter fence repairs to be funded from Reserves. B. West seconded the motion. Motion carried unanimously.**

#### **2021 Operating and Reserve Budget Approval**

H. Tolles wrote a letter regarding the budget to homeowners to be included in the budget mailing. H. Tolles read the letter aloud to the Board. The 2021 Budget was discussed in the prior meeting, however NRS 116 requires approval of the budget at a later date, therefore the 2021 budgets were presented to the Board again along with the letter to the homeowners.

**MOTION: L. Lee moved to approve the 2021 budgets. S. Durst seconded the motion. Motion carried unanimously.**

**2020-2021 Snow Removal Contract**

H. Tolles explained to the board that Reno Rock had been doing the snow removal at Claridge Pointe for the past 10 or so years and have been doing a great job. He recommends approving their contract, S. Durst stated they do a good job and we've had some bad ones before them. The board agreed.

**MOTION: H. Tolles moved to approve the snow removal contract from Reno Rock. B. West seconded the motion. Motion carried unanimously.**

**HOMEOWNER COMMENTS**

None

**ADJOURNMENT**

There being no further business, H. Tolles moved to adjourn the meeting at 5:58 PM. S. Durst seconded the motion; which carried unanimously.

Respectfully Submitted by:

Approved by:

Alicia Fadrowsky, CMCA, AMS  
Community Association Manager  
Associa Sierra North

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Board Member  
Claridge Pointe Homeowners Association