

CLARIDGE POINTE HOMEOWNERS' ASSOCIATION

Board of Directors Meeting Minutes

November 28, 2022

Board Members Present

Harry Tolles- President / Treasurer
Sue Durst- Secretary

Management

Don Lamers, CMCA®, AMS®
Supervising Community Association Manager
Western Nevada Management, Inc.

Homeowners Present

No Homeowners Present

Board Absent

Brent West - Director

Call to Order/Determination of Quorum

President, Harry Tolles called the meeting to order at 6:08 PM on November 28, 2022. With two(2) of the three (3) 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.

Election of Officers

The 2023 Annual Membership Meeting was held prior to the Board Meeting where Harry Tolles, Sue Durst and Brent west were duly elected.

MOTION: H. Tolles moved to appoint himself as President/Treasurer, S. Durst as Secretary and B. West as Director. S. Durst seconded the motion, which carried unanimously.

Minutes

The Board reviewed the minutes from September 13, 2022.

MOTION: H. Tolles moved to approve the September 13, 2022, meeting minutes. S. Durst seconded the motion, which carried unanimously.

Financial Statements

a.) Review & Accept the August 31, 2022, Unaudited Financial Statements

The board reviewed the August 31, 2022, unaudited financial statements. It was reported that as of August 31, 2022, the balance in the operating account was \$26,989.64 and the balance in the reserve account was \$428,861.24 including the two Certificate of Deposit Accounts.

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

b.) Transfer \$15,000.00 from Operating to Reserve Account

H. Tolles recommended to move \$15,000.00 from the Operating Account to the Reserve Account the second week in December 2022 in order to offset a requirement for a Special Assessment in the coming year. Discussion was had.

MOTION: H. Tolles moved to transfer \$15,000.00 from the Operating Account to the Reserve Account in the second week of December 2022. Sue Durst seconded the motion, which carried unanimously.

c.) Choose new Reserve CD – Discussion/Approval

There are two (2) CDs due for maturity one on 12/22/2022 and one on 12/31/2022. H. Tolles stated that he would like to have both CDs non renew and rollover to the liquid reserve fund. He stated the board would then review the best rate of return for reinvestment. Discussion was had.

MOTION: H. Tolles moved to have both CDs put into the liquid reserve fund at maturity so that the board could reinvest in two CDs that would mature at different dates in future. S. Durst seconded the motion, which carried unanimously.

Association Business

a.) Appointment of New Board Members – Two (2) Vacant Seats

H. Tolles stated that there are two (2) vacant seats on the board. No membership was at the meeting to see if they had interest in serving on the board at this time. No action was taken.

b.) Affirm \$250.00 for Entry Gate Repair with Guardian Gate

On July 6, 2022, a homeowner crashed into the gate and a repair bill in the amount of \$250.00 was incurred to repair the gate. Management billed back the homeowner. Discussion was had.

MOTION: H. Tolles moved to affirm the repair cost with Guardian Gate to repair the damage caused by the homeowner, stipulating the homeowner would be billed back the expense. S. Durst seconded the motion, which carried unanimously.

c.) 2022-2023 Snow Removal Bid – Affirm Contract

A bid from Reno Rock Transport was executed on September 19, 2022 in order to secure the vendor for 2022-2023 Snow Removal for Claridge Pointe. Discussion was had.

MOTION: H. Tolles moved to affirm the contract with Reno Rock Transport for 2022-2023 Snow Removal at a cost of \$135.00 per hour for pick up truck with plow or bobcat and \$200.00 per hour for tractor with plow and \$150.00 per hour to haul snow off property. S. Durst seconded the motion, which carried unanimously.

d.) CPHOA Curb and Fire Hydrant Stenciling – Bids

Bids were received and reviewed. H. Tolles stated that asphalt work had to be done in 2023 and this work could be included in that scope moving forward. This item was postponed to 2023. No action was taken.

e.) Affirm Updated Collection Fees – Collection Policy

Management provided the updated Collection Fees from Leach, Kern, Gruchow, Anderson, and Song. The Board reviewed the increased and updated fees.

MOTION: H. Tolles moved to affirm the updated Collection Costs from Leach, Kern, Gruchow, Anderson, and Song. S. Durst seconded the motion, which carried unanimously.

f.) Discuss switching ISP from AT&T to Spectrum Business

On November 22, 2022, the cameras at the gate lost signal. Management contacted AT&T to get the ports re-opened and was unsuccessful. It was noted that 10MB per second speed is needed. Discussion was had. Item was postponed to next meeting. No action was taken.

g.) 2023 Board Meeting Date

Management submitted the proposed 2023 Board Meeting Dates for Claridge Pointe Homeowners Association for the Board review. Discussion was had.

MOTION: H. Tolles moved to adopt the 2023 Annual Calendar as presented. S. Durst the motion, which carried unanimously.

h.) 2023 Annual Calendar

Management submitted the 2023 Association Calendar for Claridge Pointe Homeowners Association for the Board review. Discussion was had.

MOTION: H. Tolles moved to adopt the 2023 Annual Calendar as presented. S. Durst the motion, which carried unanimously.

Homeowner Comments

7600 S. Claridge Pointe: Owner commented with respect to homeowner apathy in volunteering to serve on the board at Claridge Pointe. She asked how the Board and Management could drum up interest in the community to have membership volunteer to serve. Management advised that apathy is at an all time high and this year he has seen less participation than ever. Discussion was had. It was also stated that the holiday decorations around the community are looking nice. No action was taken.

Items for next agenda

The board meeting is scheduled for January 17, 2023, at 6:00 PM.. Items to discuss are access system, Charter Spectrum Service, and 2023-2024 Landscape contract.

Adjournment

With no further business to conduct, H. Tolles adjourned the meeting at 6:44 PM.

Don Lamers, CMCA®, AMS®
Recording Secretary
Supervising Community Association Manager
Western Nevada Management, Inc.

Attested to by Sue Durst, Secretary
Claridge Pointe Homeowners Association