

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING OF THE MEMBERS, ELECTION & BUDGET RATIFICATION**  
**November 14, 2016**  
***Approved Minutes***

**CALL TO ORDER, WELCOME, INTRODUCTIONS & DETERMINATION OF QUORUM**

The meeting was called to order at 5:36P.M. by Harry Tolles, Board President. The meeting was held at Associa Sierra North 10509 Professional Circle Ste 200 Reno, NV 89521. A quorum is not necessary for this meeting.

Board Members present:	Harry Tolles,	President/Treasurer
	Janine Lindsey,	Secretary
	Justin Dunn,	Vice President
Board Members Absent:	David Tinder	Directors
Others Present:	Paula Ritter	Associa Sierra North
Owners Present:	See Sign in Sheet	

**HOMEOWNERS COMMENTS**

None

**MINUTES**

**Approval of Previous Meeting Minutes:** The November 9, 2015 Annual Meeting Minutes were reviewed.

**MOTION: H. Tolles moved to approve the November 9, 2015 Annual Members Meeting minutes. J. Dunn seconded. No discussion ensued. All in favor, motion carried unanimously.**

**FINANCIALS**

**Results of Budget Ratification:** There was not a majority of owners present at the meeting to disapprove of the budget, therefore the 2017 Operating and Reserve budgets approved by the Board at the October 5, 2016 Board Meeting are approved and ratified.

**Review & Acceptance of the Current Unaudited Financials:** The financial reports prepared by Associa Sierra North as of September 30, 2016 were provided to the Board for review. Full un-audited financial reports provided to the Board include the current year-to-date financial statements of the association and current year-to-date schedule of revenues and expenses for the operating and reserve accounts. The Board was also provided with the current reconciliations of the operating and reserve accounts and the latest account statements prepared by the financial institutions in which the accounts of the association are maintained. A summary financial report was also prepared by the manager and provided in the Board Packet. The operating net income as of September 30, 2016 is a loss of \$-(20,005.21) and the Reserve net income is a gain of \$21,966.73

**No action needed just for review. Financials will be approved at he Board meeting following the annual meeting**

**REPORTS**

**Neither the Board, Committees, nor the Manager had a report to give**

RESULTS OF ELECTION

Per NRS 116A.630 this will serve as notice to each owner that the executive board has signed the Real Estate Division form 602 acknowledging they have read and understand to the best of their ability the legal requirements pursuant to the applicable laws and regulations.

As of the deadline date for the Board nomination forms, only two (2) candidate's submitted for the two (2) open Board positions; David Tinder and Harry Tolles. Per NRS 116.31034 (6) (a) a ballot is not required and the two (2) candidates are deemed duly elected to the Board for a two (2) year term through December 2018.

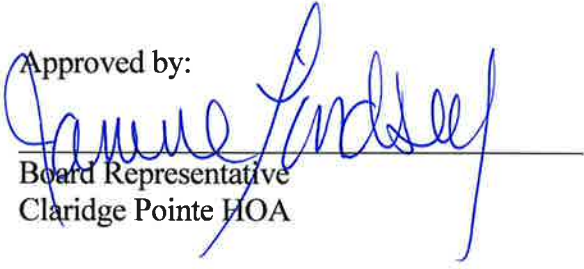
ADJOURNMENT

**Having no other, Association Business to conduct, H. Tolles moved to adjourn the meeting at 5:50 PM. J. Dunn seconded. All in favor, motion carried unanimously.**

Respectfully Submitted by:

Paula Ritter, Provisional Community Manager  
Associa Sierra North

Approved by:

  
Board Representative  
Claridge Pointe HOA