

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION**  
**MINUTES OF THE 2022 ANNUAL MEMBERSHIP MEETING & 2023 BUDGET**  
**RATIFICATION**  
(MEETING HELD VIA ZOOM VIDEO CONFERENCE)  
Tuesday, November 28, 2022

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**Board Present**

Harry Tolles – President/Treasurer  
Sue Durst – Secretary

**Management Present**

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

**Membership Present**

None

**Board Absent**

Brent West – Director

**1. CALL TO ORDER**

President, Harry Tolles called the 2022 Annual Membership Meeting of Claridge Pointe Homeowners Association to order via Zoom videoconference. The meeting was hosted from the offices of Western Nevada Management, Inc. at 255 W. Peckham Lane, Suite 2, Reno NV at 6:05 PM. With two (2) of the One Hundred and One (101) homeowners present a quorum was not established.

**2. INTRODUCTION OF BOARD AND MANAGEMENT**

The Board was familiar with themselves and management, so no introductions were required. D. Lamers commented that the 2022 Annual Meeting and 2023 Budget Ratification package was mailed on November 10, 2022 in accordance with NRS 116.

**3. MEMBERSHIP OPEN FORUM**

No membership spoke at this time. No action was taken.

**4. APPROVAL OF NOVEMBER 9, 2021 ANNUAL MEETING MINUTES**

The November 09, 2021 Annual Meeting Minutes were reviewed and discussed.

**MOTION: H. Tolles moved to approve the November 9, 2021 Annual Membership Meeting Minutes of Lakeridge Pointe as written. S. Durst seconded the motion, which carried unanimously.**

**5. TREASURER'S REPORT- FINANCIALS AS OF DECEMBER 31, 2021**

H. Tolles stated that the fiscal health of the Association is decent. It was reported that as of December 31, 2021 the balance in the operating account totaled \$23,556.18 and the balance in the reserve accounts totaled \$386,162.17 with receivables of \$9,519.68.

**MOTION: H. Tolles moved to affirm the year end balances of the Claridge Pointe Homeowners Association as read. S. Durst seconded the motion, which carried unanimously.**

## **6. ANNOUNCEMENT OF ELECTION RESULTS**

Per NRS 116.31034(5) "...if at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal or less than the number of members to be elected to the executive at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be duly elected to the executive board at the meeting of the units' owners at which the ballots would have been counted..."

**There were three (3) vacant positions open and three (3) applications were received. As such, no Ballot was sent and Sue Durst, Harry Tolles and Brent West were deemed duly elected for the 2023-2025 Term.**

H. Tolles stated there are still two (2) open positions on the board.

## **7. MEMBERSHIP RATIFICATION OF 2023 BUDGET**

The 2023 adopted budget was presented. The budget called for an increase in assessments from \$110.00 per lot per month in 2022 to \$115.00 per month in 2023 with no Reserve Assessment.

This reflects an increase of \$5.00 per month per lot.

The basis for this proposed increase is to increase funding to the Reserve Fund.

President, H. Tolles stated that per NRS 116.31151(3): Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. As such, the 2023 Budget will be considered ratified at the meeting unless at least fifty-one (51%) percent of the unit's owners appear in person to reject it.

There were not fifty-one (51%) of unit's owners in attendance to reject the adopted budget, so it was duly ratified.

The assessments for 2023 will be \$115.00 per month.

## **8. MEMBERSHIP OPEN FORUM**

No membership spoke at this time. No action was taken.

## **9. ADJOURNMENT**

With no further business to discuss, H. Tolles, adjourned the 2022 Annual Membership and 2023 Budget Ratification meeting at 6:08 PM. After adjournment, the Board convened into a Board of Directors Meeting.

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Respectfully Submitted by:  
Don Lamers, CMCA®  
Recording Secretary  
Supervising Community Association Manager  
Western Nevada Management, Inc.

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Attested to by:  
Sue Durst, Secretary  
Claridge Pointe Homeowners Association