

**CLARIDGE POINTE HOMEOWNERS ASSOCIATION**  
**ANNUAL MEETING OF THE MEMBERS, ELECTION & BUDGET RATIFICATION**  
**November 28, 2017**  
**Minutes**

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

The meeting was called to order at 5:34P.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

Board Members Absent:      David Tinder      Directors

Others Present:      Paige Boesen      Associa Sierra North

Owners Present:      See Sign in Sheet

**HOMEOWNERS COMMENTS**

None

**MINUTES**

**Approval of Previous Meeting Minutes:** The November 14, 2016 Annual Meeting Minutes were reviewed.

**MOTION:** H. Tolles moved to approve the November 14, 2016 Annual Members Meeting minutes. J. Lindsey seconded. No discussion ensued. All in favor, motion carried by majority

**FINANCIALS**

**Results of Budget Ratification:** There was not a majority of owners present at the meeting to disapprove of the budget, therefore the 2018 Operating and Reserve budgets approved by the Board at the October 19, 2017 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, 201 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.

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

**Reserve Study Update**

H. Tolles reviewed the current reserve study with the members present

#### 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, three (3) candidate's submitted for the three (3) open Board positions; Janine Lindsey, Faye Emerick and Lorraine Lee . Per NRS 116.31034 (6) (a) a ballot is not required and the three (3) candidates are deemed duly elected to the Board for two (2) year terms through November, 2019

#### ADJOURNMENT

**Having no other, Association Business to conduct, H. Tolles moved to adjourn the meeting at 5:40 PM. J. Dunn seconded. All in favor, motion carried unanimously.**

Respectfully Submitted by:  
Paige Boesen, CMCA, AMS  
Community Manager  
Associa Sierra North

Approved by:

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Association Member, Claridge Pointe HOA