

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 17, 2006**

BOARD
David Yamaoka
Bob Infantino
David Harvey

MANAGEMENT
Christopher Stapleton
David Albinio

GUESTS
List on File

ABSENT
Tanya Dragan Voyevodka
Dahl Rask

CALL TO ORDER/ROLL CALL

President David Yamaoka called the meeting to order at 6:12 p.m. With 3 of the 5 Board members present, a quorum was established.

MEMBERSHIP OPEN FORUM

Dale Barkman of unit 404 had questions about the rooftop and the pool; he wanted to know the status of this area. The Board explained that they are waiting for the structural engineer report. In the mean time, the investigator and the attorney strongly recommended that this area be restricted from use. He also wanted to know if the budget for 2006 would cover necessary expenses. The Board explained that it would.

APPROVAL OF MINUTES

Bob Infantino made a motion to approve the Budget Ratification meeting minutes from November 8, 2005. David Yamaoka seconded. The motion carried with all in favor.
David Yamaoka made a motion to approve the regular meeting minutes from November 8, 2005 pending corrections. Bob Infantino seconded. The motion carried with all in favor. David Harvey made a motion to approve the Executive Session meeting minutes from November 8, 2005. Bob Infantino seconded. The motion carried with all in favor.

ACCEPTANCE OF FINANCIALS

After some discussion regarding the reserve account, *David Harvey made a motion to accept the financial statements through November 2005. Bob Infantino seconded. The motion carried with all in favor.*

Bank statements were out for review.

DELINQUENCY REPORT

The delinquency report was reviewed and discussed.

OLD BUSINESS

Item A. Sundeck: This was tabled until the next meeting.

Item B. Enforcement Policy Rules & Regulations: Management presented various violation notices for the Board to review. After much discussion, the Board decided to use the one notice method of enforcement. The Board also decided to make every violation a \$100.00 fine. *Bob Infantino made a motion to accept the form presented and to adopt NRS 116.31031 for the fine schedule. David Yamaoka seconded. The motion carried with all in favor.*

Item C. Pest Control: It was brought to the attention of the Board that some units have had their units sprayed for pests and are still having problems. The Board made management aware that the

problems are on floors six thru nine on the west side. **David Yamaoka made a motion to accept the bid from Bonanza Pest Control, line item 1, and to send a 30-day notice to all homeowners stating when pest control will commence and if they refuse this service there unit will be entered and they may be held liable if this problem ever occurs again. David Harvey seconded. The motion carried with all in favor.**

Item D. Nora's Medical Insurance: After discussion, **Bob Infantino made a motion to give Nora \$100.00 a month for insurance. David Harvey seconded. The motion carried with all in favor.**

NEW BUSINESS

Item A. Floor Plan for Basement Equipment: This item was tabled due to lack of information from the engineering report regarding ventilation. The Board anticipates more information by the next meeting.

B. Security: The Board discussed the continuing vandalism to the building. The Board discussed many possibilities to upgrade the security for the common area property. The Board decided to have Scotland Yard install cameras in the elevators, upgrade the cameras in the lobby, install cameras in the garage, and to install a DVR recording device. Management wanted to clarify to the Board that these cameras should be for a way to protect property not the homeowners due to a liability issue on the association. **Bob Infantino made a motion to accept the bid from Scotland Yard to install the cameras and recording device and to be installed by them. David Yamaoka seconded. The motion carried with all in favor.** Another security issue discussed was the fire alarm and PA systems throughout the building. After much discussion the Board decided to have ADT replace the existing fire alarm system as well as install PA systems in every unit. **Bob Infantino made a motion to have ADT replace the existing fire alarm system and to install a PA system in every unit. David Harvey seconded. The motion carried with all in favor.** Item

Item C. CC&R's Changes for Rental Units: Management explained to the Board that this change would be hard to do. The Board decided to table this issue until further notice.

Item D. Evacuation Plan: The evacuation plan is going to be part of the fire and PA systems that are going to be contracted out.

COMMITTEE REPORTS

There were no committee reports at this time.

MEMBERSHIP CORRESPONDENCE

There was no correspondence at this time.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:27 p.m.

Respectfully Submitted,

David Albinio
Recording Secretary

Secretary