

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 18, 2006

BOARD

**Bob Infantino- President
Tanya Dragan Voyevidka-Secretary-Treasurer
David Yamaoka- Director
Mike Fuess- Director**

MANAGEMENT

**Christopher Stapleton
Claire Harry**

GUESTS

List on File

CALL TO ORDER/ROLL CALL

Vice President Bob Infantino called the meeting to order at 6:00pm. With two out of the three Board members present, a quorum was established. The meeting was held in the conference room at the office of Park Towers office.

MEMBERSHIP OPEN FORUM

Paula McDonough wanted to ask the Board if there is a designated parking space for contractors to park in. Paula stated that she is in the process of getting the permit for the construction work she is having in her unit. The Board stated that there is not a designated parking area for any contractors at this time.

APPROVAL OF MINUTES

David Yamaoka made a motion to accept the regular meeting minutes from June 6, 2006 as corrected. Mike Fuess seconded. The motion carried with all in favor.

David Yamaoka made a motion to accept the executive meeting minutes from June 6, 2006. Bob Infantino seconded. The motion carried with all in favor.

ACCEPTANCE OF FINANCIALS

There was some discussion over Tanya Dragan Voyevidka's report on the financials. Tanya Dragan Voyevidka stated that the financial should be tabled until Tanya can meet with Terri from Edington & Associates and to allow all of Tanya's financials questions to be answered.

The banks statements were in the Board packets for review.

FINANCIAL COMMITTEE REPORT

Shirley Palmasino reported to the Board that she was very upset at not being included in the meeting that Bob, Dave and Terri from Edington & Associates had. Bob explained to Shirley the meeting was not a financial meeting and that Shirley was not being left out of the loop. Shirley stated that having access to the bank statements has helped the committee tremendously. Shirley stated that the new financial format is very confusing and will need some clarifications from the management company. Shirley stated the need to have certain new items added to the budget for the 2007 year.

DELINQUENCY REPORT

The delinquency report was reviewed and discussed. **Bob Infantino made a motion to have the management company adjust balances on accounts less than \$3.50. David Yamaoka seconded. The motion carried with all in favor.**

OLD BUSINESS

Item A. Implementation of Forensic Engineering Report on Domestic Water Pump Replacement: Bob Infantino reported that Forensic Engineering has completed the plans for the pump replacement and

upgrade the water system. Bob Infantino would like the Board to vote to go ahead and obtain proposal for the work needed. Bob Infantino asked Tanya Dragan-Voyevodka if this project is within the budget considering the sundeck project must also be completed. Tanya Dragan-Voyevodka stated that the finances are there for the suggested projects. **Tanya Dragan-Voyevodka made a motion to go out to bid on the pump replacement and water system upgrade project. David Yamaoka seconded. The motion carried with all in favor.**

Item B. Status of Sun Deck: Bob Infantino stated that the Sun Deck will need to be sloped towards the suppers since it currently slopes towards the building and is causing water seepage within the stairwell. Bob Infantino stated that the recommendation is to remove the existing deck over the pool area and the deck coating. Bob Infantino would the management inquire about Reno Builders to see if they will post the projects at their location for a broader group of contractors can have the opportunity to bid. **Tanya Dragan-Voyevodka made motion to go out to bid on the sun deck project. David Yamaoka seconded. The motion carried with all in favor.**

Item C. Status of ADT Alarm System: The management company reported the work for the repairs to the individual units will start on August 21, 2006 through that Friday, August 25, 2006. The letter will be sent out the following week. The management company stated that there was a delay in sending out this letter due to a pricing error with ADT which has been rectified. The management company stated that there are twenty (20) units total that will need repairs. The total cost for each unit is \$234.45.

Item D. Status of Alarms for Basement Garage: The management company presented a letter stating the closure of the basement garage and the reason why. The Board had some changes to the letter which were noted by the management company. **David Yamaoka made a motion to approve the corrected letter stating the basement garage is closed immediately. Mike Fuess seconded. The motion carried with all in favor.**

NEW BUSINESS

Item A. 2007 Budget Preparation: The ratified 2006 budget was included in the Board packet. There was much discussion about the 2007 budget and the need to have additional line items added on. The Board would to have a workshop for the homeowners who wish to attend and have their input on the budget. Tanya Dragan Voyevodka stated that she will notify the management company of the workshop date and time to have a notice sent out. The management company stated that there must be ten (10) days notice for the workshop. Tanya Dragan-Voyevodka stated that she will need to meet with Terri Kenyon with Edington & Associates for assistance with the budget preparation.

EMERGENCY REPAIR REPORT

There was a proposal from Thompson Garage Doors for an atomized garage door, which would allow the garage door leading into the street garage to be on a timer to open at 6:00 a.m; for the removal of the trash. The Board would like the management company to get other proposal for the timer on the garage door and report at the next Board meeting. The Board reported that in the storage rooms there is a white fuzzy substance growing, which seems to get worse when it rains and it leaks into the storage rooms. The Board will have the maintenance man take care of the problem and report back to the Board. Bob Infantino stated that there needs to be a sealer applied on the walls and some type of fungal application to alleviate the mold.

COMMITTEE REPORTS

A. Compliance Committee: The compliance committee stated that the cease and desist letter had been mailed. The management company stated that the City had been in contact with them and that there were four (4) units that will be red flagged and will need to cooperate with the city and the needed inspections. The City will now will have the final stay in whether the homeowner will need to have permits or not. The Management Company will keep the Board informed of the status from the City and the homeowner who received the notices

B. Rules & Regulations Committee: There was no report at this time.

C. Conservation Committee: Tanya Dragan Voyevodka reported that there had been very little feed back on the different sample lights installed. Tanya Dragan Voyevodka would like to have more owners input.

D. Parking Committee: The Board mentioned the letter of the garage closure. The Board stated the management company will be locating alternative parking for the homeowners/tenants who are currently parking in the basement garage.

E. Architectural Committee: The committee recommended to the Board they approve the plans for unit #706 pending the homeowner provide any needed permits to the Board before the work begins, along with a statement from the city inspector that the red tag has been lifted.

R. CC&R Committee: The Board would like the management company to ask the associations attorney Gayle Kern had suggested the Board look at the get some ideas as to what is currently needed to be compliance with NRS 116. Once the Board has these documents they will give them to the committee to get started on recommendations for needed changes and or additions.

MEMBERSHIP CORRESPONDENCE

There was no correspondence at this time.

ADJOURNMENT

With no further business to discuss, **Tanya Dragan Voyevodka made a motion to adjourn the meeting at 7:30 p.m. Bob Infantino seconded. The motion carried with all in favor and the meeting was adjourned.**

Respectfully Submitted,

Claire Harry
Recording Secretary

Secretary