

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 19, 2007**

BOARD

Tanya Dragan-Voyevodka- President
Mike Cox – Vice President- arrived at 7:05
Shirley Palmisano- Treasurer
Mike Fuess- Secretary- arrived at 7:10
Paula McDonough- Director

MANAGEMENT

Terri Kenyon – CAM
Claire Harry – Assistant

GUESTS

See List

CALL TO ORDER/ROLL CALL

President Tanya Dragan-Voyevodka called the meeting to order at 7:05 p.m. With four of the Board members present at 7:05, a quorum was established. Mike Fuess arrived at the meeting at 7:10 p.m. The meeting was held in the front office at Park Towers.

MEMBERSHIP OPEN FORUM

John Aguilar, owner of unit #1203, was present to bring a leak to the attention of the Board. John Aguilar is having problems with a leak in one of his bathrooms and feels it is coming from the upstairs unit #1403 and what can be done about this leak? The Board would like for the maintenance man, Dave, to take a look at the leak and go to unit #1403 and then assess where he feels the water is coming from. The Board stated it is between homeowner and the other homeowner, however if it is found that the leak is due to an Association pipe, the Association will take care of the cost and the repairs to the units affected.

Shirley Palmisano gave her resignation notice effective July 14, 2007. Shirley Palmisano thanked her fellow Board members and Kenyon & Associates for all of the team work and hard work and stated that she has enjoyed serving on the Board. Shirley Palmisano said she would provide the Board with a draft budget before leaving. Tanya Dragan-Voyevodka reluctantly accepted Shirley's resignation and thanked Shirley for all of her hard work.

APPROVAL OF MINUTES

The Board reviewed the minutes from the May 15, 2007 meeting and had the following corrections, Item E section add the following words “ and the Board reached a conclusion” after the word only, and in the emergency repairs report section change the word “north” to read “south”. **Shirley Palmisano made a motion to approve the May 15, 2007 minutes as corrected. Mike Fuess seconded. The motion carried with all in favor.**

ACCEPTANCE OF FINANCIALS

A. Shirley Palmisano stated that the committee had reviewed the financials and everything is in order. Shirley stated that the Association is spending money; however the money has been earmarked for the various projects. Shirley stated that the Association is running between \$160,000.00 and \$170,000.00 between the operating and reserve accounts. Shirley stated that Association is in a very healthy financial

position. **Mike Cox made a motion to accept the financial reports through May 2007 as presented. Paula McDonough seconded. The motion carried with all in favor.**

B. The Bank statements were included in the Board packets for review.

SECURITY

A. Arlington Retaining Wall:

Terri Kenyon stated that Dave has completed the Arlington retaining wall and it looks great. This item can be removed from the Agenda.

B. Fencing Old Janitorial Area:

Shirley Palmisano stated that Tholl fence will be on property on Tuesday, June 26, 2007 to start the wrought iron fence and this should take approximately one week. Shirley Palmisano stated that the jagged rock has been installed and a small retaining wall has been built to prevent the rock from falling down to the lower parking garage. Shirley Palmisano stated that the rock will make it very uncomfortable for anyone that tries to seek shelter in that area and should discourage anyone from sleeping there. Shirley Palmisano stated once the fence is installed, Dave can install two lights to help in the security of the building.

OLD BUSINESS

Item A. Status of Sun Deck:

Management reported that Karen Dennison, the attorney for Dr. Illiescu, has stated there is no change and will contact Kenyon & Associates when there is a change. Mike Cox stated that he might be able to help and will notify Kenyon & Associates if he is able to help. This item will be tabled until the meeting in July. Tanya Dragan-Voyevodka stated the Board and Management need to start thinking creatively, should we again at the next Board meeting not have the agreement to use a crane on Dr. Illiescu's land. What else can we do to get the deck repaired?

Item B. Common Area Deeds –Update:

Terri Kenyon stated that the information has been sent to the Attorney's office and the Attorney is working on the issue.

Item C. Parking Agreement Adoption:

Terri Kenyon presented the Board with the revised parking agreement from Gayle Kern, the Association's Attorney. The Board reviewed the parking agreement and had several changes that they would like Terri Kenyon to present to Gayle Kern for her opinion. This item has been tabled until the meeting in July.

Item D. Structure Engineer- Parking Space #12 Update:

There is no update at this time. The Board has proposals for this scope of work to be reviewed later in the meeting.

NEW BUSINESS

Item: A. Generator Pad Installation:

The Board received a proposal from Nevada Generator in the amount of \$2,700.00 for a pad installation which will help in absorbing some of the shaking when the generator is fired up. The Board discussed the need for a pad and was informed by Terri Kenyon that Kirk Ellis, the Structural Engineer, has some concerns when the new parking ramp is installed that the shaking of the generator over time will cause more damage. The Board will vote via a phone poll vote on the proposal once Kirk Ellis has had time to see the generator fired up and assess the amount of shaking it does. Kirk Ellis will advise the Association as to whether the installation of the pad will decrease the damage to the building that may occur with the shaking.

B. Parking Garage Ramp Proposals:

Terri Kenyon stated that until Kirk Ellis has finalized his inspection of the underneath of the parking garage ramp and is able to draft up a scope of work and plans, this item will have to be tabled. Terri Kenyon stated Kirk Ellis stated that the ramp is in worse condition than he thought after he was able to get underneath the ramp and see the true condition. Terri Kenyon will inform the Board of the scope of work progress and proposals received so the Board may make a decision prior to the next board meeting which can then be ratified at the next board meeting.

C. Parking Space #12 Beam Proposals:

The Board reviewed the proposal from CFL in the amount of \$3,500.00 and Diversified in the amount of \$2,240.00 to saw cut existing concrete slab and remove debris and set anchor bolts for column. **Tanya Dragan-Voyevodka made a motion to accept the proposal from Diversified in the amount of \$2,240.00. Mike Fuess seconded. The motion carried with all in favor.**

The Board reviewed the proposal from Reno Iron Works to manufacture the steel support beam in the amount of \$3,331.00 which included installation. **Tanya Dragan-Voyevodka made a motion to accept the proposal from Reno Iron Works in the amount of \$3,335.00 for the manufacturing and installation of the steel beam. Mike Fuess seconded. The motion carried with all in favor.**

MANAGEMENT REPORT

Terri Kenyon reported that Assemble Bill #396 was vetoed by the Governor and thanks to all of those Board members who chose to write the Governor.

EMERGENCY REPAIRS

Terri Kenyon stated that D & D Plumbing will be on property on August 7, 2007 for water shut off to replace a leaking flange down in the chiller room. Terri Kenyon also stated according to Dave the maintenance person, D & D has mentioned the possibility of installing a 4" outlet to allow a fire type hose to be hooked up when the water is being drained from the property to allow this process to go from being a four hour drain to possibly a two hour drain. Terri Kenyon will have more information on this at the next Board meeting.

COMMITTEE REPORTS

A. Conservation Committee:

Tanya Dragan-Voyevodka stated that she gave Dave a scope of work to remove some of the light fixtures that are duplicated in the hallways which will help with replacing lights that are broken or bulbs that have burnt out. Tanya Dragan-Voyevodka stated that the

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recycling is going well. Management informed the Board that unless the recycling bins have large trash bags in them, Waste Management will not pick up the recycling as they do not have the time to sort through the bins. Terri Kenyon stated that there are some homeowners who are dumping their trash in the recycling bins and Dave has to go through the bins and remove the trash. Terri Kenyon stated that they will monitor the trash/recycling situation, and report back at the next Board meeting. Tanya Dragan-Voyevodka stated that there will be milk crate like bins for the newspaper recycling which will be located in the laundry room on the second floor. The Board approved the location of the newspaper recycling bins.

B. Architectural Committee:

Paula McDoungh stated that there is no report at this time.

C. CC&R Committee:

Shirley Palmisano stated that there is no report at this time.

MEMBERSHIP CORRESPONDENCE

The Board reviewed the correspondence from Karen Henderson, owner of unit #803, stating that she had to pay for a new alarm speaker system when she purchased her unit from Kevin Johnson and feels that she should not have to pay again. Management stated the system that Karen had installed was not compatible with the new system and therefore had to be replaced. The Board feels that Karen Henderson needs to go to ADT for a refund and that she needs to pay the Association the cost for the new equipment.

ADJOURNMENT

With no further business to discuss, **Tanya Dragan-Voyevodka made a motion to adjourn the meeting at 8:57 p.m. and convene into executive session. Mike Fuess seconded. The motion carried with all in favor and the meeting was adjourned.**

Respectfully Submitted,

Claire Harry
Recording Secretary

Mike Fuess - Secretary