

**PARK TOWERS HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 17, 2007**

BOARD

**Tanya Dragan-Voyevodka- President
Mike Cox – Vice President
Mike Fuess- Secretary
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.

Jeri Whitney, owner of unit #906 wanted to know if it states in the CC&R's that your pet must be on a leash within the community at Park Towers? Terri Kenyon stated she will check into this and get back with to Jeri with the answer. Jeri Whitney also wanted to know if there is a rule stating the front doors need to be a certain color. The Board informed Jeri that the homeowners must send in a request to the Board stating what color they would like to have their door.

APPROVAL OF MINUTES

The Board reviewed the minutes from the June 19, 2007 and had several corrections and changes. **Tanya Dragan-Voyevodka made a motion to approve the June 19, 2007 minutes as amended. Mike Cox seconded. The motion carried with all in favor.**

ACCEPTANCE OF FINANCIALS

Tanya Dragan-Voyevodka stated the year to date column looks good and the financials are in order. Terri Kenyon stated that Shirley Palmisano has not supplied Kenyon with any paperwork on the budget so this item will need to be addressed by the Board to get the process started. Terri Kenyon stated she will be available to help the Board with the budget. **Tanya Dragan-Voyevodka made a motion to accept the financials through June 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.

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 has not heard any more information and is unable to get any answers. The Board would like Kenyon & Associates to offer to pay Dr. Illiescu to use his land to allow Park Towers to place a crane on his land to finish the Sun Deck. The Board would also like Kenyon & Associates to find out if hiring a helicopter is a possibility and to get the cost for this. This item will be tabled until the meeting in August.

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. There were two homeowners who have volunteered to be on the parking lease agreement committee to go over this agreement. Terri Kenyon stated that she will provide John Aguilar and Hiwa-di Brodhead a copy of the parking lease agreement to work on. The Board would like the two volunteers to come up with a parking agreement of their own with items they think are of importance. This item has been tabled until the meeting in August.

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

The work has begun, however Kenyon & Associates stated there is problem with the site map. The city is requiring a more detailed site map which Kirk Ellis is preparing at this time. Once the city has the requested site map and is satisfied, the work will resume and the structural beam will be installed. This item will be tabled until the August meeting.

Item E. Generator Pad Installation/Proposal Update:

Terri Kenyon stated that according to Nevada Generator, there will only be a 20% to 30% decrease in the shaking of the generator when fired up. The pad is made up of a cork like substance with a metal top. Terri Kenyon stated that Kirk Ellis has stated the pad is not necessary due to such a small percentage of shaking that will be alleviated by having the pad installed. Terri Kenyon stated that Kirk Ellis has stated the generator can not be started up for ninety-days after the new ramp has been installed, allowing for the concrete to set. **Mike Fuess made a motion to table this item indefinitely. Mike Cox seconded. The motion carried with all in favor.**

NEW BUSINESS

A. Parking Garage Ramp Proposals:

Terri Kenyon stated that the two interested companies Diversified and Wilford Excavating both have stated that the bid will be on a time and material cost as there is too much undisclosed areas to bid on. Diversified stated their bid starts at \$150,000.00 and Wilford Excavating stated their bid starts at \$130,000.00. Terri Kenyon stated that both companies have stated this could run as much as \$500,000.00. Terri Kenyon stated that this is not in the budget and the Association does not have the money to pay for the ramp. Terri Kenyon stated there is a possibility of a special assessment to fund the reserve account. The Board would like to have a special meeting to discuss how to fund the ramp project. This item will be tabled until the next Board meeting.

B. New Bank Signature Cards:

The Board would like to table this item until there has been a new member to the Board. This item will be table until the next Board meeting in August.

MANAGEMENT REPORT

Terri Kenyon stated that Commercial Elevator in now having to have witnessed test per the State of Nevada. The cost of \$30.00 will be passed onto Park Towers once a year for this additional testing. Terri Kenyon stated that she does not have anything else to report.

EMERGENCY REPAIRS

Terri Kenyon stated this are no emergency repairs at this time to report.

COMMITTEE REPORTS

A. Conservation Committee:

Tanya Dragan-Voyevodka reported that the recycling project is going well.

B. Architectural Committee:

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

C. CC&R Committee:

The Board stated that there is not a need to have this committee at this time and to have it removed from the agenda.

MEMBERSHIP CORRESPONDENCE

ADJOURNMENT

With no further business to discuss, **Tanya Dragan-Voyevodka made a motion to adjourn the meeting at 8:41 p.m. and convene into executive session. Mike Fuess seconded. The motion carried with all in favor and the meeting was adjourned.**

Respectfully Submitted,

Park Towers HOA
Board of Directors Meeting
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Claire Harry
Recording Secretary

Mike Fuess - Secretary