

Park Towers
Meeting Minutes of the Board of Directors
August 17, 2010

BOARD PRESENT

Dale Hammermeister – President
Paula McDonough – Vice President
Linda Wolf – Treasurer

BOARD ABSENT

Helen Kliestik – Secretary
Steve McNeel – Director

MANAGEMENT

Amy Powers - CAM

GUESTS

List on File

1. Call To Order / Roll Call:

President, Dale Hammermeister called the meeting to order at 6:03 PM, which was held in the lobby office at Park Towers, 280 Island Ave., Reno, NV 89501. With three of five Board Members present a quorum was established.

2. Membership Open Forum – Agenda Items Only:

Bob Parino of unit 1602 – This homeowner had comments regarding the patching and painting. The homeowner also asked that the weepholes not be caulked and that the window frames not be painted.

3. Approval of Minutes:

After review, *Dale Hammermeister moved to approve the July 20, 2010 meeting minutes as written. Linda Wolf seconded the motion which carried with all in favor.*

4. Acceptance of Financial Statements:

Linda Wolf asked to postpone the June 2010 financial reports.

- A. **Bank Statements Reviewed:** It was noted that all Board members have received copies of the bank statements through June 2010.

5. Maintenance Report – Dave Tyrer:

- A. **Emergency Repair Report** – Dave Tyrer reported that unit 506 had run into the west side gate and that the parts have been ordered.
- B. **Sealing of East Ramp** – Dave Tyrer reported that this has been scheduled for the 30th and the ramp will be closed from 8am to 5pm. Dave also asked if the basement garage can be closed on the 31st for pressure washing from 8am to 5pm.
- C. **Patching of Building to Prep for Paint** – Dave Tyrer reported that this is scheduled to start on Friday the 27th and Saturday the 28th thru September 3rd. Ed Frisch will allow access to his lot as long as the association posts signs to not park in his lot.
- D. **Cleaning of Sprinkler Pipes** – *Dale Hammermeister moved to have Spring Fresh clean the sprinkler pipes. Paula McDonough seconded the motion which carried with all in favor.*
- E. **Drop Ceiling 2nd Floor Parking Garage** – This item was postponed.

6. Committee Reports:

- A. **Architectural Committee** – The committee had no report at this time
 - 1. **Adoption of Architectural Committee Review Form** – This item was postponed
- B. **Parking Committee** – Hwadi reported that homeowners are not returning their forms.
 - 1. **Handicap Parking Policy**- This item is in progress but postponed at this time.

7. Unfinished Business:

- A. **Painting Contract** – This item was postponed until the patching can be completed.
- B. **Window Washing Bids** – Dale Hammermeister reported that Dave Pasco of Seasons Building Solutions has decided to do the window washing as part of the contract of the patching of the building at no extra charge to the association.
- C. **Proposed Amendment to CC&R's (Parking Restrictions)** – Linda Wolf reported that per the associations' attorney this item will never fly and that it would require a vote of the membership.

8. New Business:

- A. **Reserve Study Update Proposal-** The Board has only received one proposal from Resource 1 in the amount of \$350.00. This item was postponed.
- B. **NV Energy Policy-** The Board discussed getting keys to the locked electrical meters and that NV Energy should come out and clearly mark each meter. This item was postponed.

9. Security:

- A. **Purchase of New DVR** – This item was postponed.

10. Management Report:

Management reported that they will add the 2009 audit and management contract to the next agenda.

11. Membership Correspondence:

There was no membership correspondence to discuss at this time.

12. Membership Open Forum – Any Other Items:

Joe Kliestik of unit 1402 – This homeowner had comments regarding the budget.

13. Adjournment:

Dale Hammermeister moved to adjourn the meeting at 7:51 PM. Paula McDonough seconded the motion which carried with all in favor.

Respectfully Submitted,

Amy Powers
Recording Secretary

Helen Kliestik
Secretary