

Park Towers
Meeting Minutes of the Board of Directors
May 17, 2011

BOARD PRESENT

Dale Hammermeister – President
Mike Fuess – VP (arrived at 6:12 pm)
Joe Kliestik – Secretary
Linda Wolf – Treasurer
Steve McNeel – Director

MANAGEMENT

Amy Powers – CAM
Terri Kenyon - CAM

GUESTS

List on File

1. Call To Order / Roll Call:

President, Dale Hammermeister called the meeting to order at 6:01 PM, which was held in the lobby office at Park Towers, 280 Island Ave., Reno, NV 89501. With all of the five Board Members present a quorum was established.

2. Membership Open Forum – Agenda Items Only:

Larry Latham of unit 1701 – This homeowner had comments regarding his parking space and that he received a notice that his parking space was going to be reassigned if he did not bring his account current. He explained that he has paid his account in full and that he would like the Board to allow him to keep his parking space. *Dale Hammermeister made a motion to allow Larry Latham to keep his current parking space. Steve McNeel seconded the motion which carried with all in favor.*

Bob Parrino of unit 1602 – This homeowner had comments regarding the building paint colors and that he was told a year ago that the colors were going to stay the same so he painted his patio, now he is being told that the colors may change and that he thinks the homeowners should be polled. He also had comments regarding the Association web-site not being up to date and that he would like to see better communication to the homeowners and that he would be willing to take over that management of the web-site.

3. Approval of Minutes:

After review, *Linda Wolf made a motion to approve the March 15, 2011 meeting minutes as written. Steve Mc Neel seconded the motion which carried with all in favor. Dale Hammermeister made a motion to approve the April 19, 2011 meeting minutes as written. Linda Wolf seconded the motion which carried with all in favor and Mike Fuess abstaining.*

4. Acceptance of Financial Statements:

Linda Wolf had questions for management regarding the month to date and year to date of the late fees and the budgeted amount of the maintenance supplies. Linda mentioned that there is currently 10 or more units in default at this time. After review, *As the governing documents do not require otherwise, Linda Wolf moved to acknowledging that we have fulfilled our duty as a Board to review the financial statements for the month of March 2011 in accordance with NRS 116.31083 subject to the yearend audit or review. Dale Hammermeister seconded the motion which carried with all in favor.*

- A. **Bank Statements Reviewed:** It was noted that all Board members have received copies of the bank statements through March 2011.

5. Maintenance Report – Dave Tyrer:

- A. Emergency Repair Report** –Dave Tyrer was not present to give a report at this time. The Board discussed switching the building over to the chiller system. Amy Powers reported that the chiller repair had been made today and that the chillers could be turned at any point. The Board decided to have Dave schedule the switch for mid next week.
- B. Patching of Building to Prep for Paint** – This item was postponed until more information is available from Dave Pasco of Sierra Building Solutions. Joe Kliestik reported that he has spoken to Sibley & Associates who is doing the audit for Dave Pasco and they informed Joe that the audit would be complete by the next Friday.
- C. Painting Project Update/Status-** Joe Kliestik reported that all though it was budgeted for 1 coat of paint it would only last for about 6 years but if they went with 2 coats it would last for 10 years and would cost approximately another \$14,000.00. The Board discussed the proposed paint schemes and decided to narrow the choices down to 3 and to survey the homeowners on which scheme they would prefer. *Dale Hammermeister made a motion to send a survey with the 3 color schemes to the homeowners for their opinion on which color scheme they would prefer giving the homeowners until June 17th to reply. Linda Wolf seconded the motion which carried with all in favor.*
- D. Parking/Storage/Fire Regulations** – This item was postponed.
- E. Ramp Resealing-** This item was postponed.

6. Committee Reports:

- A. Architectural Committee** – The committee had no report at this time.
- B. Parking Committee** – The committee had no report at this time.
 - Anthony Gazzigli of unit 1205** – This homeowner explained to the Board that he has paid his account in full and that he would like to keep his parking space. *Dale Hammermeister made a motion to allow Anthony Gazzigli to keep his parking space. Linda Wolf seconded the motion which carried with all in favor.*
 - 1. Handicap Parking Policy-** Gayle Kern is looking into.

7. Unfinished Business:

- A. Reserve Study Update Adoption** – Terri Kenyon has reviewed the Reserve Study Update and discussed with the Board some proposed changes like increasing the amount of the guard rails, entry system and painting and to change the proposed amount going into the reserve to be the same as it currently which is \$53,217.00 for the next 5 years. This item was postponed until the changes could be made.

8. New Business:

There was no new business at this time.

9. Security:

- A. Entry Systems** – After review of the proposals that the Board received at the last meeting, *Steve McNeel made a motion to accept the proposal from Axis Security to install a new entry system using jobs for entry in the amount of \$17,622.39. Dale Hammermeister seconded the motion which carried with all in favor and Joe Kliestik opposing.*
- B. DVR Warranty** – Dale Hammermeister reported that we had not received the warranty on the DVR yet. Amy Powers reported that she had met with Blaine and that she now has a copy of the warranty and that it could be printed off the DVR at any time and that Blaine has adjusted the settings as someone had gone in and changed the settings and that is what was causing some of the recording issues.

10. Management Report:

Terri Kenyon reported on AB448 informing the Board that this bill passed assembly 42-0 and that it is now going to the senate.

Amy Powers reported that she has received the final quote from Charter Communications to bundle the cable, internet and phones in the amount of \$183.17 with a 3 year contract. *Mike Fuess made a motion to bundle the cable, internet and phones with Charter Communications in the amount of \$183.17 for 3 years. Steve McNeel seconded the motion which carried with all in favor.*

11. Membership Correspondence:

There was no homeowner correspondence to discuss at this time.

12. Membership Open Forum – Any Other Items:

Paula McDonough of unit 1202 – This homeowner stated that there should be a set date every year on when the boilers or chillers will be turned on as you cannot rely on the weather. She also wanted to show the Board the panoramic picture that Rob Owens had taken from Park Towers.

Steve Marty of unit 607 – This homeowner wanted to know how to get on the parking list and had questions regarding the sewer bills. He also had comments regarding the hot water in the building.

13. Adjournment:

Dale Hammermeister made a motion to adjourn the meeting for a recess at 7:52 p.m. Joe Kliestik seconded the motion which carried with all in favor.

The meeting reconvened at 8:00 p.m.

There being no further business to discuss at this time, *Joe Kliestik made a motion to adjourn the meeting at 9:09 PM. Dale Hammermeister seconded the motion which carried with all in favor.*

Respectfully Submitted,

Amy Powers
Recording Secretary

Joe Kliestik
Secretary