

PARK TOWERS HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Tuesday, August 20, 2013

Starting at 6:30 PM

Park Towers Office - Downstairs Lobby

280 Island Avenue, Reno, NV 89501

1. **Call to Order/Roll Call** ACTION
2. **Guest Speaker – Trevor Card (Forbes Engineering) –Regarding Balcony Railings**
3. **Guest Speaker – Scott Johnson (Wells Fargo Insurance)**
4. **Membership Open Forum – AGENDA ITEMS ONLY**
This the portion of the meeting that is dedicated to membership input for items on the AGENDA ONLY. If you would like to speak to the Board, this is the time do so. Each unit owner wishing to speak will sign in at the beginning of the meeting, be given a three-minute period and limited to the numbers of times he/she is allowed to speak on the same question. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to 30 minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct association business within a reasonable time limit.
5. **Appointment of New Board Member** DISCUSSION/ACTION
6. **Approval of Minutes** DISCUSSION/ACTION
A. Through July 16, 2013 DISCUSSION/ACTION
7. **Acceptance of Financial Reports (June 2013)** DISCUSSION/ACTION
A. Bank Statements Reviewed DISCUSSION/ACTION
B. 2012 Financial Statements Audit - Approval DISCUSSION/ACTION
8. **Maintenance - Dave Tyrer/Management** DISCUSSION/ACTION
A. Emergency Repairs/Maintenance Report DISCUSSION/ACTION
9. **Unfinished Business** DISCUSSION/ACTION
A. Association Owned Units/ Prep for Rental- Status DISCUSSION/ACTION
B. Full Reserve Study - Bids DISCUSSION/ACTION
C. 16th Floor Restoration – Bids DISCUSSION/ACTION
D. Lobby Tile Sealing DISCUSSION/ACTION
E. Balcony Railings Replacement - Status DISCUSSION/ACTION
10. **New Business** DISCUSSION/ACTION
A. Review of the Rules & Regulations DISCUSSION/ACTION
B. Collection Policy - Adopt DISCUSSION/ACTION
C. Bulletin Board Policy - Adopt DISCUSSION/ACTION
D. Security Camera Policy - Adopt DISCUSSION/ACTION
11. **Management Report** DISCUSSION/ACTION
12. **Membership Correspondence** DISCUSSION/ACTION
A. Cigarette Butts Being Thrown From Building DISCUSSION/ACTION
13. **Membership Open Forum – ANY OTHER ITEMS**
This is the portion of the meeting dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION. **No action can be taken on any item brought at this time, however if the Board determines new items should be placed on the agenda, they may do so. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to 30 minutes will be allowed.**
14. **Adjournment** ACTION

Per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed .25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session.

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