

Park Towers
Meeting Minutes of the Board of Directors
August 19, 2014

Board Present

Leilani DeMarzo – Treasurer
Dahl Rask – Vice President
Mike Fuess – President

Management

Kelli Jones- CAM

Guests

List on file

Board Absent

Corrine Clark – Director
Mike VanKley - Secretary

1. Call To Order / Roll Call

The meeting was called to order at 6:55PM, which was held in the lobby office at Park Towers, 280 Island Ave., Reno, NV 89501. With three of the five Board Members present a quorum was established.

2. Membership Open Forum – Agenda Items Only

The owner of unit # 1401 commented on the lack of parking. She wanted to know if there were any options for the Association to obtain more parking spaces. The Board replied that this has been an ongoing problem, and the only thing a new homeowner could do was get on the parking waiting list. She suggested that the rules be changed so that owners who actually lived at the building full time would get priority over the owners who rented their units out.

3. Approval of Minutes

Dahl Rask made a motion to approve the July 15, 2014 minutes as written. Leilani Bailey seconded the motion which carried unanimously.

6. Acceptance of Financial Statements

Leilani Bailey made a motion to accept the financials through June 2014 as presented. Dahl Rask seconded the motion which carried unanimously.

7. Maintenance – Dave Tyrer/Management

A. Emergency Repair/Maintenance Report

David Tyrer (Maintenance) reported that during the recent water shut down the shut off valves were tested and it was discovered that a unit on the 14th floor or higher is bleeding hot water into the cold. The unit is unknown. The front door has been repaired and is working correctly. The old and deteriorating Plexiglas in the garage has been replaced. There has been a recall on the emergency exit lights that are in the hallways. Granger building supply will be contacted so that the replacement parts can be ordered. The front window of the conference room has been broken and needs to be replaced.

8. Unfinished Business:

A. Revision of the Winterization Policy - Approval

This item was postponed until the next meeting.

B. Roof Drain Repairs – Update

Dahl Rask made a motion to approve D&D Plumbing's proposed cost for materials in the amount of \$14,443.00. Certified Access will be installing the new Drains at a time and material cost. Mike Fuess seconded the motion which carried unanimously.

C. Full Reserve Study – Adopt

Leilani DeMarzo made a motion to adopt the Full Reserve Study that was prepared by Robert Saylor Reserve Studies. Dahl Rask seconded the motion which carried unanimously.

D. Epoxy Upper Garage Floor - Proposals

Management reported that this project is scheduled to start the first week of September 2014.

9. New Business

A. Charter Communications Contract - Approval

This item was postponed until a new contract was received which includes the changes the Association's Attorney requested.

B. Mailbox Replacement – Approval / Bids

Dahl Rask made a motion to approve the proposal from The Mailbox Works in the amount of \$3,118.83. The mailboxes will have to be installed by a licensed contractor for an additional cost. Leilani DeMarzo seconded the motion which carried unanimously.

C. Front Door Repair Cost – Ratify

Leilani DeMarzo made a motion to ratify the cost of \$1,494.00 for the repair of the front door which was completed by Custom Glass. Dahl Rask seconded the motion which carried unanimously.

D. Security Fencing

This item was postponed.

10. Management Report

Management reported that a letter asking for the resignation of the absent Board Member Corinne Clark has been sent via regular and certified mail.

11. Membership Correspondence

There was none at this time.

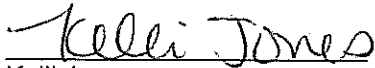
12. Membership Open Forum – Any Other Items:

There was none at this time.

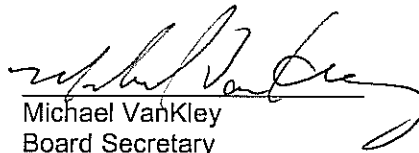
13. Adjournment:

There being no further business to discuss at this time, *Mike Fuess made a motion to adjourn the meeting at 7:54 PM. Leilani DeMarzo seconded the motion which carried unanimously.*

Respectfully Submitted,



Kelli Jones
Recording Secretary


Michael VanKley
Board Secretary