

Park Towers
Meeting Minutes of the Board of Directors
March 17, 2015

Board Present

Mike VanKley – Vice President
Dahl Rask – Treasurer
Mike Fuess – President

Management

Kelli Jones- CAM
Terri Kenyon - CAM

Guests

List on file

Board Absent

Corrine Clark – Director
George Engler – Secretary

1. Call To Order / Roll Call

The meeting was called to order at 6:43 PM, 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

None at this time.

4. Approval of Minutes

Dahl Rask made a motion to approve the February 11, 2015 minutes as written. Mike VanKley seconded the motion which carried unanimously.

5. Acceptance of Financial Statements

Dahl Rask made a motion to approve the financial statements through January 31, 2015 as presented. Mike VanKley seconded the motion which carried unanimously. Bank Statements were reviewed at this time.

6. Maintenance – Dave Tyrer/Management

A. Emergency Repair/Maintenance Report

David Tyrer (Maintenance) reported that the Tholl Fence came today to repair the fence but was pulled off of the job due to the fact they had not scheduled it with Management, and they were using the parking lot next door, which was not approved by the owner. This will have to be rescheduled and a fee might be required to use the next door parking lot. It was also reported that the Building Inspector was called on unit 804 due to the fact they were remodeling the unit without proper permits.

7. Unfinished Business:

A. Window Washing

Mike VanKley made motion to accept Certified Access proposal in the amount of \$3,400.00. Dahl Rask seconded the motion which carried unanimously.

B. Parking Garage Concrete Replacement - Ratify

Mike VanKley made a motion to ratify the Granite Construction Contract in the amount of \$198,550.00. The motion was also made to reimburse all homeowners who lease a parking space on the upper parking garage for the time they have not been able to park in the garage. Dahl Rask seconded the motion which carried unanimously.

C. CCR Amendment

This item was postponed.

D. **Security Review**

There was nothing to report at this time.

E. **Entire Building Galvanized Nipple Replacement**

This item was postponed.

8. **New Business**

A. **Water Damage / Insurance Claim**

Mike VanKley made a motion to ratify Northern Nevada Construction's contract in the amount of \$2,825.29, Desert Coatings contract in the amount of \$1,620.00, and Reel Construction's contract in the amount of \$3,799.05. Mike Fuess seconded the motion which carried unanimously.

B. **Insurance Renewal - Approval**

Mike VanKley made a motion to approve the insurance renewal with Balsiger Insurance in the amount of \$27,764.12. Dahl Rask seconded the motion which carried unanimously.

C. **Garage Floor Sealing - Proposal**

This item was postponed.

9. **Management Report**

Management reported that the elevator inspection is scheduled to be performed in two weeks. All fire alarm systems will also be tested at this time.

10. **Membership Correspondence**

A. **Unit 1402 Reimbursement Request - Approval**

The owner of unit 1402 is requesting reimbursement in the amount of \$1,150.00 for the displacement of the tenant. *Mike VanKley made a motion to deny this request. Mike Fuess seconded the motion which carried unanimously.* This decision was based on the fact that it was not necessary that the tenant move out of the unit.

B. **Unit 1407 Window Replacement Request - Approval**

Mike VanKley made a motion to approve the window replacement as specified by Custom Glass. Dahl Rask seconded the motion which carried unanimously.


11. **Membership Open Forum – Any Other Items:**

The owner of unit #1202 presented the Board with a floor plan which would rearrange the conference room. She would like to make it more of a Community Room. The Board asked that this item be placed on the next agenda.

12. **Adjournment:**

There being no further business to discuss at this time, *Dahl Rask made a motion to adjourn the meeting at 7:49 PM. Mike Fuess seconded the motion which carried unanimously.*

Respectfully Submitted,



Terri Kenyon
Recording Secretary



George Engler
Board Secretary