

Park Towers
Meeting Minutes of the Board of Directors
April 21, 2015

Board Present

Mike VanKley – Vice President
George Engler – Secretary (Phone Conference)
Mike Fuess – President

Management

Gary Kenyon- CAM
Terri Kenyon - CAM

Guests

List on file

Board Absent

Corrine Clark – Director
Dahl Rask - Treasurer

1. Call To Order / Roll Call

The meeting was called to order at 6:44 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

Mike VanKley made a motion to approve the March 17, 2015 minutes as written. Mike Fuess seconded the motion which carried unanimously.

5. Acceptance of Financial Statements

Mike VanKley made a motion to approve the financial statements through February 28, 2015 as presented. Mike Fuess 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 two weeks ago the boiler went down and repairs were made. All the building testing for fire alarms are complete except for the boilers. Dahl Rask deck has been completed. Resident's dogs have been urinating on the pillars in front of the building and it is a monthly expense.

Mike VanKley made a motion to put up a notice regarding the dogs urinating on the pillars in front of the building. Mike Fuess seconded the motion which carried unanimously.

7. Unfinished Business:

A. Window Washing

It was reported to the Board of Directors that window washing will take place on June 7, 8, 9, & 10.

B. Parking Garage Concrete Replacement - Ratify

Guest speakers from Granite Construction, Terry Willsey & Donavin Greenwell, were present to discuss the current garage construction that is taking place and noted that the project is on schedule. Permits will be acquired in 2-3 days to start demo work and the project should be completed within 60 days.

C. CCR Amendment

Management was requested to provide a rough draft of another Association's CC&R's for the Board of Directors to review for possible changes to the current Association CC&R's.

D. Security Review

There was nothing to report at this time. The Board of Directors noted that they would like to keep security for the remainder of the summer.

E. Entire Building Galvanized Nipple Replacement

This item was postponed. Management was directed to work with D&D Plumbing.

F. Water Damage / Insurance Claim

This item was postponed. The deck repair was reported as complete.

G. Garage Floor Sealing - Proposal

This item was postponed.

8. New Business

A. Conference Room / Community Room – Layout

Paula McDonough, unit 1202, submitted a proposal to rearrange the conference room in the Park Tower Lobby. The Board of Directors thought it was a nice idea, but not in the best interest of the building at this time with all of the projects going on.

B. “Guest Speaker” Granite Construction

Guest Speakers from Granit Construction were present and a discussion was held under agenda item (7. B. Parking Garage Concrete Replacement – Ratify).

9. Management Report

Management reported that notices for items stored in the garage and items left in the laundry room can be put up. Maintenance stated that it would be best to post notices after the construction work is complete.

10. Membership Correspondence

None at this time.

11. Membership Open Forum – Any Other Items:

None at this time.

12. Adjournment:

There being no further business to discuss at this time, *Mike Fuess made a motion to adjourn the meeting at 8:46 PM. Mike VanKley seconded the motion which carried unanimously.*

Respectfully Submitted,



Gary Kenyon
Recording Secretary



George Engler
Board Secretary