

Park Towers

Meeting Minutes of the Board of Directors

May 19, 2015

Board Present

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

Management

Gary Kenyon- 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 6:42 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

This agenda item was postponed in order to give the Board more time for review.

5. Acceptance of Financial Statements

This agenda item was postponed in order to give the Board more time for review.

6. Maintenance – Dave Tyrer/Management

A. Emergency Repair/Maintenance Report

David Tyrer (Maintenance) reported that the hot water boiler went out again and spare parts were ordered. The fire station panel was blown out when the conduit was damaged. A new fire station panel and back up batteries have been installed. The lobby room leak was found from unit #804 and Maintenance will need to gain access to unit #904 for repairs. Granite Construction will finish up the jack-hammering. Maintenance will grind the rebar to the specified standards from Trevor with Forbes Engineering. Adam with Desert Coating will to the epoxy overlay and concrete patching.

7. Unfinished Business:

A. Window Washing

Management gave a reminder that the window washing will take place on June 7, 8, 9, & 10.

B. Parking Garage Concrete Replacement – Update

This agenda item was discussed under the Maintenance Report.

C. CCR Amendment

Management stated that a copy of a neighboring association's CC&R's was provided via email for the Board of Directors review.

D. Security Review

There was nothing to report at this time. The Board of Directors noted that they would like to have a security report for every meeting.

E. Entire Building Galvanized Nipple Replacement

This item was postponed until some of the projects that are taking place are finished. Management will work with D&D Plumbing.

F. Water Damage / Insurance Claim

The Board of Directors instructed Management to have the association's attorney negotiate with unit 301.

G. Garage Floor Sealing - Proposal

Desert Coatings provided a proposal for Sikadur Concrete Patching System in the amount of \$9,650.00. *Mike Fuess made a motion to approve the contract with Desert Coating for \$9,650.00 for the garage floor. Mike VanKley seconded the motion which carried unanimously.*

8. New Business

A. Park Tower Website - Update

Management present the Board with all of the signed minutes for 2014 and agenda for 2014. Management and the Board of Directors agreed to work together to keep the website updated for the community.

9. Management Report

Management reported that Nora will be on vacation June 3-6, 2015.

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 8:02 PM. Dahl Rask seconded the motion which carried unanimously.*

Respectfully Submitted,



Gary Kenyon
Recording Secretary



George Engler
Board Secretary