

# Park Towers

## Meeting Minutes of the Board of Directors

### June 9, 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 6:49 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 April & May, 2015 minutes as written. Mike Fuess seconded the motion which carried unanimously.*

#### 5. Acceptance of Financial Statements

*Mike Fuess made a motion to approve the financial statements through April 2015 as presented. Dahl Rask seconded the motion which carried unanimously.* Bank Statements were reviewed at this time.

The 2014 CPA Financial Statement Audit was present for approval. *Dahl Rask made a motion to approve the 2104 CPA Financial Statements. Mike Fuess seconded the motion which carried unanimously.*

#### 6. Maintenance – Dave Tyrer/Management

##### A. Emergency Repair/Maintenance Report

David Tyrer (Maintenance) was not present to discuss maintenance issues.

The Board of Directors and Management discussed the garage painting project and getting this project bid out to vendors instead of having Maintenance Personnel do the garage painting. The Board of Directors did not want to over load Maintenance with too much work. Management responded that they would have proposals available at the next meeting.

#### 7. Unfinished Business:

##### A. Window Washing

Management reported that the window washing has started and is on schedule for completion.

##### B. Parking Garage Concrete Replacement – Update

Management reported that the concrete slab has reached 4,000psi and Granite Construction has started scheduling appointments with the Reno City Inspectors.

##### C. CCR Amendment

The Board of Directors postpones this agenda item in order to give the Board Member more time to review the current CC&R for changes.

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**D. Security Review**

There was nothing to report at this time. The Board of Directors reviewed the security report that was provided by Securitas. The Board of Directors noted that they would like to continue the security patrol through the month of December.

**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 and Management held a discussion regarding unit 301 and the tenant. *Mike Fuess made a motion to proceed to agree to the settlement if that is the professional opinion of the Association's Attorney Gayle Kern. Mike VanKley seconded the motion which carried unanimously.*

**G. Garage Floor Sealing - Proposal**

The Board of Directors instructed Management to contact Adam at Desert Coatings to see if the garage floors can be seal this year or if there is a time period of how long the concrete has to cure.

**8. New Business**

There was no new business to discuss on the Agenda.

**9. Management Report**

Management reported that the Regular Session Agenda is now going to have an Executive Session Report that is required by NRS116. Management provided the Executive Session Report from the May Executive Board Meeting and reported that minutes were reviewed and approved, violations were discussed, delinquencies were discussed and all of the appropriate actions were taken.

**10. Membership Correspondence**

None at this time.

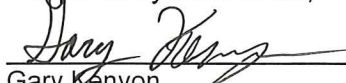
**11. Membership Open Forum – Any Other Items:**

Paula McDonough asked about the VCR/DVD player and Management reported that the unit is too large to fit on the book shelf with the TV. Management also stated that once the TV is hung on the wall the VCR/DVD player will fit on the bookshelf. Paula also asked if the sand bags in the basement garage could be used for the Northern Nevada Pride Festival and Parade on Saturday, July 25<sup>th</sup>, 2015. The Board of Directors stated that the sand bags may be used as long as Paula McDonough accepts responsibility for them if they are damaged or misplaced.

**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