

Park Towers
Meeting Minutes of the Board of Directors
March 3, 2016

Board Present

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

Management

Terri Kenyon – Super Cam
Gary Kenyon- CAM

Guests

List on file

Board Absent

George Engler - Excused

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 all four Board Members present a quorum was established.

2. Appointment of new Board Member

The Board of Directors discussed having owner Dave Aiazzi appointed to the Board of Directors.

Dahl Rask made a motion to appoint owner, Dave Aiazzi, to the Board of Directors. Michael VanKley seconded the motion. The motion carried with a vote of all in favor.

3. Membership Open Forum – Agenda Items Only

No comments from the Membership on agenda items at this time.

4. Approval of Minutes – Through January 19, 2016

The Board of Directors review the meeting minutes for November 2015 and January 2016.

Dahl Rask made a motion to approve the meeting minutes from November 2015 and January 2016 as written. Michael VanKley seconded the motion. The motion carried with a vote of all in favor.

5. Acceptance of Financial Statements through December 31, 2015

A. Bank statements Review

The Board of Directors review the December financial reports and bank statements.

Michael VanKley made a motion to approve the financial reports and bank statements through December 31, 2015. Dahl Rask seconded the motion. The motion carried with a vote of all in favor.

6. Maintenance – Dave Tyrer/Management

A. Emergency Repair/Maintenance Report

The Board of Directors discussed repairs for deck 1502 and gave Management permission to proceed with the repairs. The Board of Directors also discussed unit 302 request for payment for damages and work that needs to be done from unit 402. The Board of Directors responded to Management that unit 302 needs to take unit 402 to court if unit 402 does not have insurance coverage for the damages.

7. Unfinished Business:

A. CC&R Amendment Review

This agenda item was postpone to give the HOA Attorney more time to work on the CC&R's for the necessary changes.

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B. Security Review Update

The Board of Directors reviewed the security report and it was noted that all of the check points of the property were met. Management stated that there has been no incidents since the damage to the garage gates.

D. Garage Floor Sealing – Street Level & Basement

This item was postponed until May of 2016.

F. Spring & Fall Window Washing & Exterior Crack Inspection

Management reported they are still waiting for Dave Pasco to process their request for a bid for the exterior crack repairs.

8. New Business

A. Laundry Room Water Leak

This item was already discussed under Maintenance Report.

B. Flood Zoning Re-Mapping – Proposal

This agenda item was postponed until Balsiger Insurance could provide the proposal for the re-mapping of the flood zone.

9. Management Report

Management had nothing to report at this time and all business was discussed under the agenda items on the agenda.

10. Executive Session Report

Management gave the Executive Session Report and stated that in the last Executive Session the minutes from January 19, 2016 were reviewed and approved. Delinquencies were reviewed and the proper actions were taken per the collection policy. Violations were reviewed and the proper actions were taken. Nothing else was reviewed at that time.

11. Membership Correspondence

None.

12. Membership Open Forum – Any Other Items

There were no comments from the membership 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 8:13 PM. Michael VanKley seconded. The motion carried with a vote of all in favor.***

Respectfully Submitted,



Gary Kenyon
Recording Secretary



George Engler
Board Secretary