

Park Towers

Meeting Minutes of the Board of Directors

January 17, 2017

Board Present

Mike Fuess- President
Michael VanKley – Vice President
Dahl Rask – Treasurer
Dave Aiazzi- Director
George Engler- Secretary - Excused

Management

Gary Kenyon – CAM
Terri Kenyon- Sup. CAM
Mariah Becker – Prov. CAM

Guests

List on file

1. Call to Order / Roll Call

The meeting was called to order at 6:36 p.m. The meeting was held in the lobby office at Park Towers, 280 Island Ave., Reno, NV 89501. With four of the five Board members present, a quorum was established.

2. Election of Officers

This item was accidentally left on the agenda it will be removed.

3. Membership Open Forum – Agenda Items Only

No members wished to speak at this time.

4. Approval of Minutes – December 6, 2016

The Board of Directors reviewed the meeting minutes for December 6, 2016.

Dahl Rask made a motion to approve the December 6, 2016 minutes. Mike VanKley seconded, the motion carried with all in favor.

5. Acceptance of Financial Statements through November 2016

A. Bank statements Review

The Board of Directors reviewed the financial statements through November 2016.

Mike VanKley made a motion to approve the financials through November 2016. Dahl Rask seconded, the motion carried with all in favor.

6. Maintenance Report- Management

Gary Kenyon reported that there was a clogged roof drain on the South - East which has been fixed. The west drain has six patches so it is time for it to be replaced due to the fact that it is leaking and is causing ice to form on the garage ramp. Gary then presented a snow removal and ice mitigation proposal from McCoy Maintenance: Plow and Loader rate - \$110/hr. Manual Shoveling and Salt Spread rate - \$30/hr. and Snow Blowing rate - \$55/hr. ***Mike VanKley made a motion to accept the proposal. Dave Aiazzi seconded the motion which carried with all in favor.***

7. Unfinished Business:

A. CC&R Amendment- Update-

The second amendment draft was reviewed by the Board prior to the meeting. No action was taken at this time.

B. Security Review Update

Management informed the Board that no incidents have been reported by security at this time.

C. Exterior Crack Inspection Repair- Bid- Update

Management stated that they are currently waiting on Dave Pasco with Certified Access to submit the bid.

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D. Full Reserve Study - Bids

This item has been postponed until the next Board meeting.

8. New Business

A. Basement Level Parking - Flooding – Gary Kenyon reported that there was minimal flooding in the basement level.

B. Maintenance Porter Service – The Board discussed the schedule of the porter service and stated that they would like the service to remain as is.

9. Management Report

Gary Kenyon reported that Pyramid Mechanical Services took over Surtemp and that a new contract would need to be signed with the new company. ***Mike Fuess made a motion to accept the contract with Pyramid Mechanical Services. Mike VanKley seconded the motion which carried with all in favor.***

10. Executive Session Report

Management reported at the last Executive Session the Board of Directors reviewed delinquencies, no action was taken.

11. Membership Correspondence

There was no correspondence to review.

12. Membership Open Forum- ANY OTHER ITEMS

No members wished to speak at this time.

13. Adjournment:

With no further business to discuss at this time, ***Dahl Rask made a motion to adjourn the meeting at 8:21 PM. Dave Aiazzi seconded, the motion carried with all in favor.***

Respectfully Submitted,

Mariah Becker
Recording Secretary

George Engler
Board Secretary