

# Park Towers

## Meeting Minutes of the Board of Directors

### July 18, 2017

#### **Board Present**

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

#### **Management**

Gary Kenyon – CAM  
Terri Kenyon- Sup. CAM

#### **Guests**

List on file

#### **1. Call to Order / Roll Call**

The meeting was called to order at 6:38 p.m. The meeting 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**

It was reported in writing and read aloud that Dahl Rask resigned from the Board of Directors. Owner Oscar Session was present to be appointed to the Board of Directors with the resignation of Dahl Rask. ***Mike Fuess made a motion to accept Dahl Rask's resignation. Dave Aiazzi seconded the motion. The motion carried with a vote of all in favor.***  
***Dave Aiazzi made a motion to appoint Oscar Session to the Board of Directors. Michael VanKley seconded the motion. The motion carried with a vote of all in favor.***

#### **3. Approval of Minutes – June 20, 2017**

The Board of Directors reviewed the meeting minutes for June 20, 2017.

***Dave Aiazzi made a motion to approve the June 20, 2017 minutes as corrected. Michael VanKley seconded the motion. The motion carried with a vote of all in favor.***

#### **4. Acceptance of Financial Statements through May 2017**

##### **A. Bank statements Review**

The Board of Directors reviewed the financial statements through May 2017 and the agenda item was postponed until the following Board Meeting.

#### **5. Maintenance Report- Management**

Gary Kenyon reported painting of the interior will start taking place every Thursday until the painting project is complete. The Board of Directors asked where the painting project is going to start. Management reported that the stair way that goes up to unit 1801 is the worst and the project will begin there, but after the elevators are painted and the floor numbers with brail are installed.

#### **6. Unfinished Business:**

##### **A. CC&R Amendment- Update-**

Management reported that Gayle Kern is still working on the draft of the CC&R's and the Board of Directors should have something by the next Board Meeting via email.

##### **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**

This item has been postponed until the next meeting to give the vendor more time to submit a estimate.

##### **E. Camera Bid – Breakdown of Charges –**

Manager, Gary Kenyon, reported that they have found three vendors that will be able to provide proposals for the Camera Installation.

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#### 8. New Business

##### A. Old Pool Room - Update

The Board of Directors reported that there is an access panel to the pool room that should be checked. Management stated that they couldn't find the access panel when they looked for it. Board President stated that he would show Management where the panel was.

#### 9. Management Report

Management that a new Senate Bill passed "SB33" the bill requires the Association to send a form that owners being sent to collection will have to fill out stating their military status.

***Mike Fuess made a motion to approve Gayle Kern to update the collection policy per SB33. Michael VanKley seconded the motion. The motion carried with a vote of all in favor.***

#### 10. Executive Session Report

Management reported at the last Executive Session the Board of Directors reviewed delinquencies and discussed violations. The appropriate action was taken per NRS116, the Governing Documents and Collection Policy.

#### 11. Membership Correspondence

Correspondence was received from Rhonda Forillo regarding a water leak in her unit that should would like to have Reel Construction repair. Reel Construction was provided by the HOA for the roof leak repairs. The proposal was reviewed by the Board of Directors, but approved in the prior meeting.

#### 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, ***Dave Aiazzi made a motion to adjourn the meeting at 9:22 PM. Michael VanKley seconded, the motion carried with a vote of all in favor.***

Respectfully Submitted,

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Gary Kenyon  
Recording Secretary

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George Engler  
Board Secretary