

Park Towers

Meeting Minutes of the Board of Directors

June 20, 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 6:45 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

No members wished to speak at this time.

3. Approval of Minutes – May 16, 2017

The Board of Directors reviewed the meeting minutes for January 21, 2017.

Dave Aiazzi made a motion to approve the May 16, 2017 minutes as written. Michael VanKley seconded, the motion carried with a vote of all in favor.

4. Acceptance of Financial Statements through April 2017

A. Bank statements Review

The Board of Directors reviewed the financial statements through April 2017.

Michael VanKley made a motion to approve the financials through April 2017. Dave Aiazzi seconded, the motion carried with a vote of all in favor.

5. Maintenance Report- Management

Gary Kenyon reported that the chiller has a line that needs to be repaired and that the sump pump located in the basement garage was old and the float that operates the pump is broken and the sump pump has lived its useful life to the HOA.

Mike Fuess made a motion to repair the chiller as long as the repairs are under \$5,000.00 total. Michael VanKley seconded, the motion carried with a vote of all in favor.

Dave Aiazzi made a motion to have the sump pump replaced for \$1,500.00. Mike Fuess seconded, the motion carried with a vote of all in favor.

6. Unfinished Business:

A. CC&R Amendment- Update-

Management reported that Gayle Kern is still working on the draft of the CC&R's. The Board of Directors elaborated that in the CC&R's they would like Gayle Kern to site:

I. The international fire code regarding BBQ's.

II. The pet size restriction removed.

III. The Owner must have insurance with the HOA named as additionally insured, and must submit a copy of the Insurance Certification to the Management Company.

IV. Parking is under the Board of Directors control and owned by the HOA.

V. Limiting rentals in the building per Board of Directors decision and restrict number of units rented. Ask Gayle Kern if they can charge additional fees for rentals.

B. Security Review Update

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

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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.

D. 2016 Audited Financial Statements – Draft Approval

The Board of Directors reviewed the 2016 Audited Financial Statements. ***Mike Fuess made a motion to approve the 2016 Audited Financial Statements provided by CPA, Gene Clawson. Dave Aiazzi seconded, the motion carried with a vote of all in favor.***

E. Camera Bid – Breakdown of Charges – Gary Kenyon reported that the vendor who originally provided a bid for the camera was unable to break down their bid. He has moved on and is soliciting more bids from other vendors at this time.

8. New Business

A. Interior Painting Bids – Gary Kenyon reported that Universal Site Services will have their maintenance guy do the painting for the interior of the building. Management reported that there will be a separate rate if the painting goes over 4 hours per day.

9. Management Report

Management provided a new stencil for the window that will provide the HOA name, Management Company, and phone number. The Board of Directors approved the idea and instructed Management to schedule the appointment and get it done.

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

There was no correspondence for review at this time.

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,

Gary Kenyon
Recording Secretary

George Engler
Board Secretary