

Park Towers

Meeting Minutes of the Board of Directors

April 17, 2018

Board Present

Mike Fuess- President
Michael VanKley – Vice President
Gary Nelson – Treasurer
George Engler- Secretary
Dave Aiazzi – Director

Management

Terri Kenyon – Supr. CAM
Chiquita De Leon – Prov. 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 all five Board members present, a quorum was established.

2. Membership Open Forum – Agenda Items Only

No Membership was present to speak at this time.

3. Approval of Minutes – March 27, 2018

The Board of Directors reviewed the meeting minutes for March 27, 2018. *Dave Aiazzi made a motion to accept the meeting minutes for March 27, 2018 as corrected. Michael VanKley seconded the motion which carried with all in favor.*

4. Acceptance of Financial Statements through February 2018

George Engler made a motion to acknowledge that the Board of Directors had fulfilled their duty to review the financial statements and bank statements through February 2018 in accordance with NRS 116.31083 subject to the yearend audit or review. Dave Aiazzi seconded the motion. The motion carried with a vote of all in favor.

A. Bank statements Review

The Board received copies of the bank statements for their review.

5. Maintenance Report- Management

This agenda item was postponed.

6. Unfinished Business:

A. CC&R Amendment- Update-

Gayle Kern is still fine tuning the new CCRs and we expect to have the final copy for the next Board meeting.

B. Camera Bid –

Three camera bids were reviewed by the Board of Directors. It was noted that after several attempts to obtain more detailed proposals from Scotland Yard Spy Shop and Advanced Sign & Lighting neither company could provide a proposal with the requested details of installation and itemizing the cost of materials. *Mike VanKley made a motion to approve the proposal from ABC Fire for the new camera system installation. Gary Nelson seconded the motion. The motion carried with a vote of all in favor.*

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C. 3-year Window Washing & Crack Inspection Agreement

The Board of Directors asked Management to obtain Proposals from another vendor for a window washing contract.

D. Laundry Room Water Leak – Update

There was a leak into unit 201 from a washing machine that overflowed because an unknown person put too many clothes in it. The Board of Directors asked Management to get proposals for sealing the laundry room to prevent it from leaking into unit 201.

E. New Cleaning Company

Postponed to obtain proposals.

7. New Business

A. Generator Replacement/removal – Amerigen Proposal

The Board of Directors reviewed a proposal from Amerigen Power Solutions to replace the generator. The Board of Directors asked if parts could be made in advance to have them on hand.

B. Elevator Service Proposals

It was reported that Management is looking for elevator service proposals to comply with NRS116. This agenda item was postponed.

8. Management Report

A. City of Reno Notice

The Board of Directors discussed the new Improvement District tax that passed. No action was taken on this item.

B. 1701 Roof Leak Reimbursement – Ratify Expense

The Board of Directors reviewed the proposal from Reel Construction to repair the water damage from a roof and possible building exterior leak into unit 1701 in the amount of \$8,375.93. ***Mike Fuess made a motion to approve the reimbursement of \$8,375.93 to the owners of unit 1701 for water damage from a roof leak. Dave Aiazzi seconded the motion. The motion carried with a vote of all in favor.***

9. Executive Session Report-February 20, 2018

Management reported that at the last Executive Session, the Board of Directors approved minutes, reviewed delinquencies, and discussed violations. The appropriate action was taken per NRS116, the Governing Documents and Collection Policy. No legal counsel was present at the meeting.

10. Membership Correspondence

A. Unit 1402 – Request for reimbursement for floor repairs

The owner of unit 1402 asked the Board of Directors for reimbursement of water damage to the floor in the dining room area. The agenda item was postponed until further information could be provided by the home owner. The water damage occurred from a water leak that happened several years ago.

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B. Unit 1602 – ARC Approval

The owner of unit 1602 requested permission that the unit be remodeled by Reel Construction. All of the remodel is to have permits and certified licensed vendors working on the unit. No action was taken.

11. Membership Open Forum- ANY OTHER ITEMS

No Members wished to speak at this time.

12. Adjournment:

With no further business to discuss at this time, ***Dave Aiazzi made a motion to adjourn the meeting at 8:02 PM. Mike Fuess seconded the motion. The motion carried with a vote of all in favor.***

Respectfully Submitted,

Gary Kenyon, Supr. CAM
Recording Secretary

George Engler
Board Secretary