

Meadowood Manor Condominium HOA
Board of Directors Meeting Minutes
April 16, 2024

Board Present

Carl Friedman – President
James George – Vice President
Felix Palma – Treasurer
Dr. Stephen Diamond – Secretary
Todd Vargo – Member

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 5:50 pm by Community Manager, Terri Kenyon. The meeting was held in the Clubhouse at Meadowood Manor Condominium HOA, 1525 Delucchi Lane Reno, Nevada. With five of five Board members in attendance a quorum was established. Carl Friedman announced that he was recording the meeting. Tamara Valentine and Laura Gonzalez have resigned from the Board of Directors.

Membership Open Forum – A homeowner asked about the website that was on the agenda and was told that the Board was in the process of setting up a website.

Approval of Minutes – *Carl Friedman made a motion to approve the February 20, 2024, Board meeting minutes as written. James George seconded the motion which was carried unanimously.*

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Update of Action Taken Outside of a Board Meeting

Tree removal & plumbing repair – A tree was removed because it had caused a leak on a main water line and the repair could not be made without first removing the tree. Michael's Plumbing was retained to fix a leak.

Old Business –

Updated on Bank Signers – *Carl Friedman made a motion to have the bank signers on the bank accounts be Carl Friedman, James George, and Dr. Stephen Diamond; James George seconded the motion which was carried unanimously.*

New Business

2024 Pool Contract– *Carl Friedman made a motion to accept the proposal from Battle Born Pool & Spa; Dr. Stephen Diamond seconded the motion which was carried unanimously.*

2024 Landscape Contract – Postponed.

Concrete Project – Postponed.

Arborist Proposals – Carl Friedman and Todd Vargo walked the property. Appointments will be made with Arborists to obtain proposals for tree removal & maintenance as needed.

Roof Report – Mills Roofing – A presentation by Brian Thayer with Mills Roofing was made

after he had inspected most of the roofs. A leak in the 1535 building was repaired.

Possible Part time Maintenance – Brooker Maintenance – *Carl Friedman made a motion to retain Brooker Maintenance for 16 hours per week; Todd Vargo seconded the motion which was carried unanimously.*

Web Page Design – Approval – The new website address will be www.meadowoodnv.com. There was discussion regarding the hosing service. Carl Friedman will explore other options besides GoDaddy.

Deck Inspection – Postponed. Several structural engineers were contact, and all were not interested and stated they no longer carry the insurance to work in HOAs. Management is working on getting general contractors to inspect the decks and make recommendations.

Appointment of Board Officers – The positions for Vice-President, Treasurer and Secretary will remain the same. *Dr. Stephen Diamond made a motion to appoint Carl Friedman as Board President; James George seconded and the motion was carried unanimously.*

Correspondence – None.

Management Report –

Executive Session Report – At the executive session held on February 20, 2024, the minutes were approved, a hearing was scheduled and delinquencies were reviewed.

Other – None.

Next Board Meeting –

Board Announcements and Comments – None.

Items to be placed on the next agenda – Hosting of website.

Tentative Next meeting Date – May 14, 2024

Membership Open Forum –

None.

Adjournment

Dr. Stephen Diamond made a motion to adjourn the meeting at 8:00 pm.; James George seconded, and the motion was carried unanimously.

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Dr. Stephen Diamond, Board Secretary