

Meadowood Manor Condominium HOA

Board of Directors Meeting Minutes

August 16, 2024

Board Present

Carl Friedman – President
James George – Vice President
Felix Palma – Treasurer (@ 1:58 pm)
Dr. Stephen Diamond – Secretary
Todd Vargo – Member (left @ 2:15 pm)

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 1:19 pm by Board President, Carl Friedman. The meeting was held in the Clubhouse at Meadowood Manor Condominium HOA, 1525 Delucchi Lane Reno, Nevada. With four of five Board members in attendance a quorum was established. Carl Friedman announced that he was recording the meeting.

Membership Open Forum –

A homeowner asked about the dumpster issues regarding the overfull status frequently. It was explained that part of the problem is outside persons utilizing our dumpsters and large items being place by the dumpsters by residents which Waste Management does not take. Large items are taken to the dump by the landscapers. The homeowner suggested signs to not leave furniture at the dumpsters and the Board explained that this was already tried unsuccessfully. The homeowner also informed the Board that the safety railing to the steps into the pool waws loose.

A homeowner mentioned issues will some fencing needing to be repaired or replaced and painting; parking issues and asked about balcony repairs. They were told that the Board is working on all of these issues.

A homeowner expressed their opinion that the lawn was mowed too short; bushes in front of their AC was creating an issue and that they would like to see the bushes throughout the community trimmed to below the windows.

Approval of Minutes – *Dr. Stephen Diamond made a motion to approve the May 14, 2024 and June 18, 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

None.

Old Business –

Concrete Project – Carl Friedman had met with Supreme Concrete and Vega but neither have submitted proposals yet.

Arborist Proposals – The Arborist is scheduled to come on Saturday to start the tree project.
Roof Project – After review of the proposals received, *Dr. Stephen Diamond made a motion to accept the option 2 proposal from Scott Roofing for building 1535 in the amount of \$29,650.00; James George seconded the motion which was carried unanimously.* There was also a second proposal from Scott Roofing for building 1543 in the amount of \$43,428.00 that will be considered at a future Board meeting.

Todd Vargo left the meeting at 2:15 pm.

Web Site – Update – Carl Friedman is still fine tuning the site before we are able to launch it soon.

Patio Doors – in process by Marshall Brooker.

Gutter Cleaning – The Board reviewed the two proposals received (two other companies declined to bid). *James George made a motion to accept the proposal from Barerra in the amount of \$2800.00; Dr. Stephen Diamond seconded the motion which was carried unanimously.*

New Business

None.

Correspondence – 1545E sent correspondence regarding their deck needing repaired. The Board asked that Marshall Brooker check on it and advise the Board.

Management Report –

Executive Session Report – There was no executive session held at the prior meeting.

Litigation Update – None.

Other – None.

Next Board Meeting –

Board Announcements and Comments – None.

Items to be place Decks, snow removal

Tentative Next meeting Date – September 17, 2024

Membership Open Forum –

None.

Adjournment

Dr. Stephen Diamond made a motion to adjourn the meeting at 3:01 pm.; James George seconded, and the motion was carried unanimously.

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Dr. Stephen Diamond, Board Secretary