

Meadowood Manor Condominium Homeowners' Association
Minutes of the Board of Directors Meeting
August 19, 2026
Meadowood Manager Clubhouse
1525 Delucchi Lane, Reno, NV 89502

Board Members Present

Carl Friedman – President
Felix Palma Vasquez – Treasurer
Dianne Holmes – Secretary
Rosa Aurora – Director
(VACANT) - Director

Management Present

Gary Kenyon – Supervisory CAM

Absent

Tom Border – VP

MEMBERSHIP ATTENDANCE LIST

Cathleen Marple
Lucia & Ricardo Oronoz
Vivian Dukart

1) Call to Order – Roll Call / Quorum

Carl Friedman called the meeting to order at 5:37 PM. With four out of the seven Board Members present a quorum of the Board was established.

2) Homeowners Forum (Comments on Agenda Items Only)

There were no comments from the homeowners in attendance at this time.

3) Association Business

- a) Appointment of Board Member to Vacant Position
Vivian Dukart volunteered to serve on the Board of Directors for Meadowood Manor.

MOTION: Dianne Holmes made a motion to appoint Vivian Dukart to the Board of Directors. Felix Palma Vasquez seconded the motion. The motion carried with a vote of all in favor.

4) Management Report

- a) New Community Manager
Carl Friedman introduced Supervisory Community Manager, Gary Kenyon, to the Board of Directors and the Homeowners in attendance. Gary Kenyon has served in the common interest community management industry for over 25 years and looks forward to providing that experience to the Board of Directors.

5) Next Board Meeting

The Board of Directors discussed Wednesday of the week being the best time for a meeting and Gary Kenyon recommended they hold it later in the month to give time for the financials to be produced. The Board of Directors will be conducting board meetings on the third Wednesday of odd months and holding six meetings a year. The next Board of Directors meeting is scheduled for Wednesday, September 16, 2026 at 5:30pm. A calendar of meetings will be provided to the Board of Directors.

6) **Homeowner Forum (Comments on anything regarding the Association)**

Homeowners had comments on the exterior building walls needing to be pressure washed, dog waste stations needs to be serviced, and fence repairs/replacement.

7) **Adjournment**

With no further business to discussed ***Carl Friendman called for the Board Meeting to be adjourned at 5:59 PM. Vivian Dukart seconded the motion. The motion carried with a vote of all in favor.***

Meeting Minutes Prepared By:

Gary Kenyon, Supervisory CAM
Kenyon & Associates, Inc.

Signed By:
Dianne Holmes

Board Secretary of Meadowood Condominiums

Date