

Meadowood Manor Condominium HOA

Board of Directors Meeting Minutes

May 13, 2026

Board Present

Carl Friedman -- President
Felix Palma -- Treasurer
Thomas Gomes -- Vice President (absent)
Dianna Holmes -- Secretary
Michael Pezzati -- Board Member
Rosa Aurora -- Board Member

Management

Terri Kenyon -- Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:17 pm by Board President, Carl Friedman. The meeting was held in the Clubhouse at Meadowood Manor Condominium HOA, 1525 Delucchi Lane Reno, Nevada. With three of the five Board members in attendance a quorum was established. Carl Friedman announced that he was recording the meeting.

Membership Open Forum -- None

Appointment of Board Members -- *Carl Friedman made a motion to appoint Michael Pezzati to the Board of Directors; Dianne Holmes seconded the motion which was carried unanimously. Carl Friedman made a motion to appoint Rosa Aurora to the Board of Directors; Michael Pezzati seconded the motion which was carried unanimously.*

Approval of Minutes -- Postponed

Financial Reports -- Postponed.

Review of Bank Statements -- Postponed

Action taken outside a meeting -- None.

Old Business

Fence Repair Proposal -- Postponed.

CPA Proposal -- Postponed.

Roof Leak 1557 -- Completed.

New Business

Bank Signatories -- *Rosa Aurora made a motion to have Carl Friedman, Thomas Gomes, Felix Palma and Dianna Holmes as signers on the bank accounts; Michael Pezzati seconded the motion which carried unanimously.*

Board Secretary -- Dr. Stephen Diamond, the Board Secretary passed away. Carl Friedman remarked on his dedication to service on the Board and to the community for several years. *Carl Friedman made a motion to appoint Dianna Holmes as Board Secretary; Michael Pezzati seconded the motion which was carried unanimously.*

Correspondence -- There was correspondence regarding painting the parking space numbers. Bids will be obtained once the Board determines if the space numbers can be painted or if asphalt work needs to happen first.

Management Report -- Terri Kenyon reported that she had contacted the neighboring community the Element regarding someone hitting their fence and was told they were aware.

Next Board Meeting

Board Announcements and Comments – Rosa Aurora asked about planning some trees to replace those removed.

Items to be place – None

Tentative Next meeting Date – July 8, 2026

Membership Open Forum – None.

Adjournment

Carl Friedman made a motion to adjourn the meeting at 6:35 PM; Michael Pezzati seconded, and the motion was carried unanimously.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Dianna Holmes, Board Secretary

7/15/26