

Meadowood Manor Condominium Homeowners' Association
Minutes of the Board of Directors Meeting
September 16, 2026
Meadowood Manager Clubhouse
1525 Delucchi Lane, Reno, NV 89502

Board Members Present

Carl Friedman – President
Thomas Gomes – V.P.
Vivian Basoalto – Treasurer
Rosa Aurora – Secretary
Michael Pezzati - Director

Management Present

Gary Kenyon – Supervisory CAM

Absent

Felix Palma Vasquez

MEMBERSHIP ATTENDANCE LIST

Kelly Grayson
Lucia Oronoz
Dianne Holmes

1) Call to Order – Roll Call / Quorum

Carl Friedman called the meeting to order at 5:40 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)

Lucia Oronoz had comments and concerns regarding the landscaping, maintenance agreements, dog waste stations, and bush trimming. The Board of Directors reported that they are aware of these issues are working with a new vendor to get them up to speed.

3) Approval of Board Meeting Minutes

The Board of Directors discussed the meeting minutes from July 15, 2026 and August 19, 2026. Gary Kenyon stated that the July 15, 2026 meeting minutes had the wrong date at the top and will be changed.

MOTION: Carl Friedman made a motion to approve the Board of Directors meeting minutes for July 15, 2026 and August 19, 2026 as corrected. Thomas Gomes seconded the motion. The motion carried with a vote of all in favor.

4) Review of Un-Audited Financial Statements

Management provided a Budget to Actual Expenses comparison for the Board of Directors to have more awareness of the financial state of the association. It was reported that the association is currently holding \$11,000(+) in checks for invoices that are due and another \$158,000 in Reserve Transfer funds that have not been moved from Operating to Reserve. Both of these are due to the Operating Fund not being adequately funded to cover the monthly Operating Costs the Association has incurred. These items all need to be taken into consideration for the preparation of the new Reserve Study and the 2027 Operating Budget.

5) Association Business

a) Fence Repair Proposal Presented by Dianne Holmes

Owner, Dianne Holmes provided a proposal for fence repairs and replacement to the fence that is located by parking spaces 29 through 84. Option one of the

proposal to replace all of the chain link fence and make some modifications to the metal post structures including the installation of plastic slats to provide more privacy was \$16,275. Option two of the proposal was to remove the chain link fence and install a six foot rod iron fence in the amount of \$28,885. The Board of Directors also held a phone call with Jason from All Out Companies who provided more detail and answered some of the Board Members and owners in attendance questions. No action or decision was made on this agenda item.

b) CPA Proposals for Taxes and Audits

The Board of Directors reviewed a proposal from Hilburn & Lein, CPAs that provided an estimate of \$4,275 per year for the years 2023, 2024, and 2025.

MOTION: Carl Friedman made a motion to approve the execution of the contract with Hillburn & Lein, CPAs for the amount of \$4,275 per year for the years 2023, 2024, 2025. Michael Pezzati seconded the motion. The motion carried with a vote of all in favor.

c) Roof Proposal Bldg. 1543 & Clubhouse

The Board of Directors reviewed proposals from Scott Roofing in the amount of \$19,137 for the clubhouse located on 1549 Delucchi Lane and \$49,066.00 for the building located at 1543 Delucchi. It was not clear if the proposal for building 1557 Delucchi Lane was included in these estimates. Management will reach out to Scott Roofing to confirm or deny this information. No action was taken at this time and the Board of Directors asked for more proposals for the three buildings.

d) Reserve Study Proposals

The Board of Directors reviewed the reserve study proposals received from Browning Reserve Group in the amount of \$2,300.00 for a full reserve study and Complex Solutions in the amount of \$2,900.00.

MOTION: Vivian Basoalto made a motion to approve the Browning Reserve Group to provide a Full Onsite Reserve Study for \$2,300. Carl Friedman seconded the motion. The motion carried with a vote of all in favor.

6) Executive Session Report

5) Next Board Meeting

a) Board Announcements & Comments

Appointment of Officers

Carl Friedman announced that the Board of Directors will be switching the Board Treasurer role to Vivian Basoalto and the Board Secretary Role to Rosa Aurora.

MOTION: Carl Friedman made a motion to appoint Vivian Dukart to Board Treasurer and Rosa Aurora to Secretary. Thomas Gomes seconded the motion. The motion carried with a vote of all in favor.

b) Items to be placed on the next agenda

The Board of Directors will be placing the 2027 Operating Budget, Landscape Proposals, and Snow Removal on the next agenda.

c) Tentative Next Meeting Date – October 21, 2026

The Board of Directors changed the next meeting date to October 20, 2026 at 5:30PM

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

Homeowners in attendance had no comments on anything regarding the Association at this time.

7) Adjournment

With no further business to discussed ***Carl Friendman called for the Board Meeting to be adjourned at 7:15 PM. Michael Pezzati 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:

Rosa Aurora

Board Secretary of Meadowood Condominiums

Date