

Meadowood Manor Condominium HOA

Board of Directors Meeting Minutes

September 25, 2024

Board Present

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

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 5:44 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 –

None.

Approval of Minutes – August 16, 2024, minutes were postponed.

Financial Reports – *Carl Friedman made a motion to accept the financial reports through June 2024; Dr. Stephen Diamond seconded the motion which was carried unanimously.*

Review of Bank Statements – The Board received copies of the bank statements for their review.

Update of Action Taken Outside of a Board Meeting

None.

Old Business –

Concrete Project – Supreme Concrete and Vega never submitted proposals. Donovan Contracting submitted a proposal in the amount of \$8317.50. *Dr. Stephen Diamond made a motion to accept the proposal from Donovan Contracting in the amount of \$8317.50; James George seconded the motion which was carried unanimously.*

Arborist Proposals – The Arborist has completed the initial contract and a walk through has been scheduled to continue the project of removing trees that are creating issues for the buildings, sidewalks and plumbing. Additional work will also be looked at regarding getting branches away from the building, removing dead branches and other issues as recommended by the arborist.

Roof Project – *There* was also a proposal from Scott Roofing for building 1543 in the amount of \$43, 428.00 that will be considered at a future Board meeting. We are waiting on a proposal from Donovan Contracting for the same building.

Website – The website is live. We will add the website address to future agendas.

Dryer Vent Cleaning – Management will check with Marshall regarding this item.

Gutter Cleaning – Barrera Landscaping will be doing this.

New Business

Decks – *After reviewing the proposals submitted from Donovan Contracting and EC Construction, Carl Friedman made a motion to accept the proposal from Donovan Contracting in the amount of \$7545.00 for 1555F; Dr. Stephen Diamond seconded the motion which was carried unanimously. Carl Friedman made a motion to accept the proposal from EC Construction in the amount of \$6895.17 each for units 1545F and 1557F; Dr. Stephen Diamond seconded the motion which was carried unanimously.*

2025 Budget Adoption – Postponed to October.

Corporate Transparency Act - Carl Friedman explained the Corporate Transparency Act to the Board. Management told the Board that those that wish to continue to serve on the Board will need to supply a copy of their driver's license to management in jpeg format in November.

Correspondence – None.

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 – Snow Removal

Tentative Next meeting Date – October 21, 2024

Membership Open Forum –

A homeowner stated that they had seen mice outside by building 1555.

A homeowner stated that they had seen mice outside by building 1535 and 1531.

Management will call Orkin.

Adjournment

Dr. Stephen Diamond made a motion to adjourn the meeting at 7:02 pm.; James George seconded, and the motion was carried unanimously.

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Dr. Stephen Diamond, Board Secretary