

**Idlewild Riverfront Condominium Association**  
**Annual Membership Meeting**  
**May 24, 2023, at 6:30 pm**  
**to be held at the Idlewild Riverfront Clubhouse**  
**Located between 2845 & 2855 Idlewild Dr.,**  
**Reno, NV 89509**

**AGENDA**

1. Call to Order/Call for Quorum **Action**
2. Membership Open Forum **Discussion**  
Membership open forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting pursuant NRS 116.3108.
3. Annual Meeting Minutes March 24, 2022 - Approval **Discussion/Action**
4. Budget Ratification Minutes November 29, 2022 - Approval **Discussion/Action**
5. Uncontested Election **Action**  
As there were only four applications received for the 5 Board positions available, elected to the Board are Paul Driscoll, John Fullerton, Erika Toth and Howard Lopez. There are three 2-year positions and two 1-year positions available. The newly elected Board will choose which terms they want to serve.
6. Adjournment **Action**

As per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format if available at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in executive session.

# Idlewild Riverfront Condominium Association

## 2022 Annual Membership Meeting

March 24, 2022

### BOARD

Paul Driscoll - President

John Fullerton – V. President

Joanne Byerly- Treasurer

Vacant – Secretary

Erika Toth - Director

### MANAGEMENT

Amy Powers, SUPR CAM

### GUESTS

See List

#### 1. Call to Order/Call for Quorum

President Paul Driscoll called the meeting to order at 6:30 p.m. the meeting was held at the Idlewild Riverfront Condominiums Clubhouse. With only 11 Homeowners present a quorum was not established.

#### 2. Membership Open Forum

None.

#### 3. Approval of 3-28-2019 Annual Meeting Minutes, 11-18-2020 & 11-18-2021 Budget Ratification Meeting Minutes

*Clarissa Patton moved to approve the 3-28-2019 Annual Membership Meeting Minutes. Paul Driscoll seconded the motion which carried with all in favor.*

*Joanne Byerly moved to approve the 11-18-2020 Budget Ratification Meeting Minutes. Paul Driscoll seconded the motion which carried with all in favor.*

*Clarissa Patton moved to approve the 11-18-2021 Budget Ratification Meeting Minutes. Loretta Guinan seconded the motion which carried with all in favor.*

#### 4. Results of the Uncontested Election

Joanne Byerly – 2-yr term

John Fullerton – 2-yr term

#### 5. Adjournment

There being no further business to discuss, *Paul Driscoll moved to adjourn the meeting at 6:37 pm. John Fullerton seconded the motion which carried with all in favor.*

Respectfully submitted,

\_\_\_\_\_  
Amy Powers, Recording Secretary

\_\_\_\_\_  
Erika Toth, Board Secretary

**Idlewild Riverfront Condominium Association  
Budget Ratification Meeting  
November 29, 2022**

**Board Present**

Paul Driscoll – President  
Erika Toth – Director  
Brian Patton – Treasurer  
John Fullerton – Vice President

**Management**

Gary Kenyon – Supr. CAM

**Membership**

List on File

**Absent**

Howard Lopez - Secretary

**1. Call to Order/Roll Call**

The meeting was called to order by President, Paul Driscoll, at 3:03 pm. The meeting was held in the Clubhouse located between 2845 & 2855 Idlewild Drive, Reno, NV 89509. With 12 homeowners present a quorum was not established.

**2. 2023 Budget Ratification - Per NRS 116.31152 without majority of all units' owners present to reject the proposed 2023 operating and reserve budget it is hereby ratified.**

**3. Membership Open Forum**

There were no membership comments at this time.

**4. Adjournment**

There being no more business to discuss, *the meeting adjourned at 3:04 pm.*

Respectfully submitted by:

\_\_\_\_\_  
Gary Kenyon, Recording Secretary

\_\_\_\_\_  
Howard Lopez, Board Secretary

# **IDLEWILD RIVERFRONT CONDOMINIUM ASSOCIATION**

## **NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA**

**DATE/TIME:** May 24, 2023, immediately following the annual meeting

**LOCATION:** Idlewild Riverfront Clubhouse

**Located between 2845 & 2855 Idlewild Dr, Reno NV 89509**

**This agenda is made available to the Association's membership in accordance with NRS116.31083. In accordance with NRS 116 each meeting of the Executive Board in Regular Session shall be audio recorded. Changes to the agenda may be made up to 24 hours in advance of the meeting.**

## **AGENDA**

### **1. Call to Order & Determination of Quorum**

Any homeowner that plans to audio tape the meeting must state their intention to do so at this time.

### **2. Homeowners Comments (Limited to Items on the Agenda Only)**

This period is devoted to comments by members of the Association and discussion of those items on the agenda. *No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.*

### **3. Organization of Board Officers & Update of Bank Signers**

(Action Item)

### **4. Committees**

a) Landscaping Committee

(Action Item)

b) Sewer Lift Committee

(Action Item)

c) Building Safety Committee

(Action Item)

### **5. Minutes**

a) Approval of the April 26, 2023, Board Meeting Minutes

(Action Item)

### **6. Review of Un-audited Financial Statements**

a) Review & Accept Unaudited Financials through April 2023

(Action Item)

b) 2021 Audit – Update

(Action Item)

### **7. Management Report**

a) Board to discuss report on any action taken outside of a Board Meeting

(Action Item)

- The Board approved the repairs by Coit to unit 320

b) Management Report

(Action Item)

### **8. Continued Business**

a) Governing Documents Re-write votes

(Action Item)

b) Board to Discuss Storage Room Issues & Possible Policy

(Action Item)

c) 2845 Boiler Replacement Project

(Action Item)

d) Update of Reserve Study – Proposals

(Action Item)

- e) Trash Enclosure Maintenance (Action Item)
- f) Community Maintenance Contract or HOA Employee (Action Item)

**9. New Business**

- a) Window Washing Proposals (Action Item)
- b) Lighting Upgrade (Action Item)
- c) Call Box Replacement – Proposal (Action Item)
- d) Possible change in phone company to Spectrum (Action Item)
- e) Camera System – upgrade cameras & possibly add more (Action Item)

**10. Next Board Meeting**

- a) Board Announcements & Comments
- b) Items For Next Agenda
- c) Next Meeting Date – June 28, 2023.

**11. Homeowner Comments (Any item can be discussed)**

This period is devoted to comments by members of the Association and discussion of those comments on any issue. *No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.*

**12. Adjournment**

(Action Item)

**NOTICE:** The agenda of the meeting of the executive board must comply with the provisions of NRS 116.31083. Unit Owners have the right to obtain: a copy of the audio recording of the meeting; the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter; speak to the association or executive board, unless the executive board is meeting in executive session.

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