

# **IDLEWILD RIVERFRONT CONDOMINIUM ASSOCIATION**

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

**DATE/TIME: July 26, 2023 at 6:30 PM**

**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 May 24, 2023, Board Meeting Minutes

(Action Item)

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

a) Review & Accept Unaudited Financials through June 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)

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 - in progress

(Action Item)

d) Update of Reserve Study – in progress

(Action Item)

e) Trash Enclosure Maintenance

(Action Item)

- f) Community Maintenance Contract or HOA Employee (Action Item)
- g) Window Washing Proposals (Action Item)
- h) Lighting Upgrade (Action Item)
- i) Call Box Replacement – Proposal (Action Item)
- j) Possible change in phone company to Spectrum (Action Item)
- k) Camera System – upgrade cameras & possibly add more (Action Item)

**9. New Business**

- a) Management RFP/Proposals (Action Item)
- b) Amazon Package Center (Action Item)
- c) Landscape Committee Appointments (Action Item)
- d) Gutter Cleaning/ Repair Proposal (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.