

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – February 24, 2022

BOARD PRESENT

Paul Driscoll – President
John Fullerton – V.P.
Joanne Byerly – Treasurer
Erika Toth – Director

MANAGEMENT

Amy Powers – Supr. CAM

MEMBERSHIP

List on file

1. Call to Order & Determination of Quorum

Paul Driscoll, called the Board Meeting to order at 6:30 pm. With all of the four Board Members present, a quorum was established. The meeting was held in the Idlewild Riverfront Clubhouse.

2. Homeowner Comments – Agenda Items Only

There were no Homeowner comments at this time

3. Committee Reports

- a) **Landscaping Committee** – There was no report. Erika asked if Craig could help plant some plants in the Spring.
- b) **Sewer Lift Committee** – John Fullerton asked to check on the routine maintenance and to check with Jet Plumbing regarding spare sewer lift motors.
- c) **Building Safety Committee** – There was no report. The Board asked if the wire mesh screen had been installed by the garage man door. It was reported that it had been installed.

4. Approval of Minutes

After review, *John Fullerton moved to approve the November 18, 2021 and January 27, 2022 meeting minutes as written. Paul Driscoll seconded the motion which carried with all in favor.*

5. Review of Unaudited Financial Statements

- a) **Review & Accept the October – December 2021 unaudited financials** – Joanne Byerly reported on the financials through December 2021. After review, *As the governing documents do not require otherwise, John Fullerton moved to acknowledge that we have fulfilled our duty as a Board to review the financial statements of October through December 2021 in accordance with NRS 116.31083 subject to the year-end audit and review. Paul Driscoll seconded the motion which carried with all in favor.*
- b) **Review of Bank Statements** – The Board received the Bank Statements through December 2021.
- c) **Board to update on the 2021 Taxes & Audit** – Gene Clawson is currently working on.

6. Update of Action Taken Outside of a Board Meeting

- i. **Faye Gormley's Resignation** – The Board had received Faye Gormley's resignation from the Board. After discussion, *Paul Driscoll moved that the Board acknowledges and accepts Faye Gormley's resignation. John Fullerton seconded the motion which carried with all in favor.*

7. Old Business

- a) **Correspondence** - None
- b) **Board to Update on Governing Documents Re-write votes** – This item was postponed.
- c) **Board to discuss Common Area Window Cleaning** – Proposals will be obtained in the Spring.
- d) **Board to Update on Pool Maintenance Items** – The Board reviewed the proposals from Lee Joseph for the 2022 Pool service and for replacing the sand filter. After review, *John Fullerton moved to accept the proposal from Lee Joseph to replace the sand filter. Paul Driscoll seconded the motion which carried with all in favor.*

John Fullerton moved to accept to proposal from Lee Joseph for the 2022 pool service. Paul Driscoll seconded the motion which carried with all in favor.

- e) **Board to Discuss Clubhouse Flooring Project** – Brian Patton volunteered to help with this project.
- f) **Board to Discuss Collection Policy Update** – This item is postponed until the legislative law changes are worked out.
- g) **Board to Discuss Short Term Rentals** – This item was postponed until the Governing Document Re-writes are approved.
- h) **Board to Update on Spectrum Phone Lines & Internet Project** – This item was postponed until Amy could talk over with Gary Kenyon on this.
- i) **Board to Discuss & Approve Full Reserve Study** – This item was postponed.

8. New Business

- a) **Board to Discuss & Approve Chimney Inspections**– The Board reviewed the proposal from ABL Chimney to inspect the chimneys. After review, *John Fullerton moved to accept the proposal from ABL Chimney to inspect the chimney's in the amount of \$6300.00. Paul Driscoll seconded the motion which carried with all in favor.*

9. Next Board Meeting

- a) **Board Announcement & Comments** – None
- b) **Items to be placed on next agenda** – Clubhouse rental fee removal for owners.
- c) **Tentative Next Meeting Date** – The tentative next meeting date is March 24, 2022 at 6:30 p.m. which will be the Annual Membership meeting.

10. Homeowner Comments

Faye Gromley – This homeowner had comments regarding window coverings.

Brian Patton of 104 – This homeowner had comments regarding clubhouse flooring.

11. Adjournment

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 7:20 pm. John Fullerton seconded the motion which carried with all in favor.*

Respectfully submitted,

RECORDING SECRETARY

BOARD MEMBER