

# **IDLEWILD RIVERFRONT CONDOMINIUMS**

## **BOARD OF DIRECTORS MEETING MINUTES – March 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**

**Jacqui Zink of 103** – This homeowner had comments regarding short term rentals.

#### **3. Appointment of Board Member & Election of Officers**

The appointment of Board Member was postponed as there is now 2 homeowners that are interested in serving on the Board. After discussion, *Erika Toth moved to keep the officers the same with Paul Driscoll as President, John Fullerton as Vice President, Joanne Byerly as Treasurer and Erika Toth as Secretary. John Fullerton seconded the motion which carried with all in favor.*

#### **4. Committee Reports**

- a) **Landscaping Committee** – There was no report.
- b) **Sewer Lift Committee** – John Fullerton reported that Jet Plumbing has ordered the sewer lift motors but that they are on back order.
- c) **Building Safety Committee** – There was no report however, it was reported that the globe light in stairwell is out.

#### **5. Approval of Minutes**

After review, *John Fullerton moved to approve the February 24, 2022 meeting minutes as written. Erika Toth seconded the motion which carried with all in favor.*

#### **6. Review of Unaudited Financial Statements**

- a) **Review & Accept the January 2022 unaudited financials** – Joanne Byerly reported on the financials through January 2022. After review, *As the governing documents do not require otherwise, Paul Driscoll moved to acknowledge that we have fulfilled our duty as a Board to review the financial statements of January 2022 in accordance with NRS 116.31083 subject to the year-end audit and review. John Fullerton seconded the motion which carried with all in favor.*
- b) **Review of Bank Statements** – The Board received the Bank Statements through January 2022.
- c) **Board to update on the 2021 Taxes & Audit** – Gene Clawson is currently working on.

#### **7. Update of Action Taken Outside of a Board Meeting**

- a) **Board to discuss any action taken outside of a Board Meeting** – None

#### **8. 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** – This item was postponed until proposals could be obtained.
- d) **Board to Update on Pool Maintenance Items** – These items have been completed.

- e) **Board to Discuss Clubhouse Flooring Project** – Brian Patton presented the Board with 7 different samples and pricing. After review of the samples and pricing. *John Fullerton moved to approve the Rose Canyon Pine in the amount of \$8067.36 from L&L Flooring. Erika Toth seconded the motion which carried with all in favor.*
- 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.
- i) **Board to Discuss & Approve Full Reserve Study** – After review, *John Fullerton moved to approve the Full Reserve Study. Erika Toth seconded the motion which carried with all in favor.*
- j) **Board to update on Chimney Inspections** – It was reported that on the 2845 building all are ok to burn with only 3 showing any signs of burning and 1 unit having a worn tar seal. On the 2855 Building all are ok to burn and only 1 showing signs of burning. This is complete.

9. **New Business**

- a) **Board to Discuss Removing Clubhouse Rental Fee for Owners**—After discussion, *Paul Driscoll moved to remove charging owner’s clubhouse rental fees. Erika Toth seconded the motion which carried with all in favor.*

10. **Next Board Meeting**

- a) **Board Announcement & Comments** – None
- b) **Items to be placed on next agenda** – There was currently no new items to add.
- c) **Tentative Next Meeting Date** – The tentative next meeting date is April 28, 2022 at 6:30 p.m.

11. **Homeowner Comments**

**Clarissa Patton of 104** – This homeowner had comments regarding the electric bill and possible lighting upgrade.

**Howard Lopez of 326** – This homeowner had comments regarding AT&T, pellet stoves and window washing.

**Jane Lamers of 111** – This homeowner had comments regarding Spectrum, garage screen and cameras

**Theresa Keating of 101** – This homeowner had comments regarding doors not catching and irrigation hitting windows.

**Jacqui Zink of 103** – This homeowner had comments regarding the budget, cameras, lighting, the baseboard heaters in the hallways and the governing documents ballots.

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

12. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 7:56 pm. John Fullerton seconded the motion which carried with all in favor.*

Respectfully submitted,

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RECORDING SECRETARY

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BOARD MEMBER