

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – April 28, 2022

BOARD PRESENT

Paul Driscoll – President
John Fullerton – V.P.
Howard Lopez - Secretary
Brian Patton – 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 three 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 storage units, RV Storage and hiring a part time cleaner.

Patty Karr of 308 – This homeowner had comments regarding storage units and outside globe lights.

Howard Lopez of 326 – This homeowner had comments regarding storage units.

Cheryl

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 Discuss Clubhouse Flooring Project** – The flooring is scheduled to be installed on May 23rd.
- e) **Board to Discuss Collection Policy Update** – This item is postponed until the legislative law changes are worked out.
- f) **Board to Discuss Short Term Rentals** – This item was postponed until the Governing Document Re-writes are approved.
- g) **Board to Update on Spectrum Phone Lines & Internet Project** – This item was postponed.

9. **New Business**

- a) **Board to Discuss hiring a Part-time Employee** – after discussion it was decided that management would contact a company & get proposal for janitorial & maintenance if needed and that an email decision could be made.
- b) **Board to Discuss Storage Room Issues** – the board discussed putting together a storage room policy. Howard said he would draft something.
- c) **Board to Discuss Lighting Issues & Possible Upgrades** – Action Electric & Have Lights Will Travel have been contacted to do a lighting audit and make suggestions.

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 May 26, 2022 at 6:30 p.m.

11. **Homeowner Comments**

Patty Karr of 308 – This homeowner had comments regarding signs in the windows.

Cheryl Holzle of 224 – This homeowner had comments regarding ArBnB's.

Jane Lamers of 111 – This homeowner had comments regarding signs, curtains, and CC&R's

Linda Soderlind of 202 – This homeowner had comments regarding her unit closing on 5/18, lockboxes and the audit

Jacqui Zink of 103 – This homeowner had comments regarding the CC&R's, dogs and skateboards.

12. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 7:46 pm.*

John Fullerton seconded the motion which carried with all in favor.

Respectfully submitted,

RECORDING SECRETARY

BOARD MEMBER