

# **IDLEWILD RIVERFRONT CONDOMINIUMS**

BOARD OF DIRECTORS MEETING MINUTES – July 26, 2023

## **Board Present**

Paul Driscoll – President  
John Fullerton – V.P. (arrived at 6:49)  
Erika Toth – Treasurer  
Howard Lopez – Secretary

## **Management**

Terri Kenyon – Supr. CAM

## **Membership**

List on file

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

Paul Driscoll called the Board Meeting to order at 6:31 pm. With three 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**

A homeowner asked about the pool heater as the pool was not at 82 degrees. Management will contact Lee Joseph to ask about the pool heater.

A homeowner asked about the large tree that appears to be dying. Management is contacting an arborist

### **3. Committee Reports**

- a) **Landscaping Committee** – None at this time.
- b) **Sewer Lift Committee** – None at this time.
- c) **Building Safety Committee** – There is an issue with the exterior stairs and management will be contacting Deluxe Welding to examine them and provide a proposal for repairs.

### **4. Approval of Minutes**

- a) **Approval of the May 24, 2023, Meeting minutes** – *Paul Driscoll made a motion to approve the minutes as corrected for May 24, 2023. Erika Toth seconded the motion. The motion was carried unanimously.*

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

- a) **Review & Acceptance through February 2023 unaudited financials** – Postponed.
- b) **Board to update on the 2021 Audit** – Gene Clawson is currently working on the audit.

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

- a) **Board to discuss any action taken outside of a Board Meeting** – The Board approved the Lee Joseph contract for pool opening, closing and maintenance.

### **7. Management Report**

- a) **Action outside of a Board Meeting** – The Board approved pest control for the building exteriors.
- b) **Other** – John Fullerton provided his letter of resignation to the Board and management. John was thanked for his many years of service to the community. John said that he would be willing to continue to help the Board regarding maintenance issues.

### **8. Old Business**

- a) **Board to Update on Governing Documents Re-write votes** – The new ballots & documents will be sent to the homeowners that have not voted shortly.
- b) **Board to Discuss Storage Room Issues & Possible Policy**- Postponed.
- c) **2845 Boiler Replacement Project** – Management will contact Quitin at Emcor to get an update on the project.
- d) **Reserve Study Update** – in process.
- e) **Trash Enclosure Maintenance** –The mason that Kenyon & Associates has used for years is retired. Management is trying to find another mason that would be willing to do these minor repairs. Postponed.

- f) **Community Maintenance Contract & Possible Changes** – Postponed.
- g) **Window Washing Proposals** – Terri Kenyon contacted Reno Tahoe Window Cleaning, King Window Washing, Certified Access, and D&D Elite for proposals to wash the windows at the entries (common area windows only). No proposals have yet been received. Reno Tahoe Window Cleaning and Certified Access have declined to bid. Management is still working on getting some proposals.
- h) **Call Box Replacement** – Guardian Gate has been contacted but is unable to bid on this project until sometime in July or August due to staff shortages.
- i) **Possible Change in Phone Company to Spectrum** – This is on hold as we wait for Guardian Gate to determine if we will need a phone line or an internet line and Koch Elevator to let us know if we have sufficient room in the conduit to the elevators and also whether we will also need to have wiring work performed.
- j) **Camera System** – Howard Lopez asked that we contact the camera company and ask if we can just change the current cameras to ones that have a better resolution.

9. **New Business**

- a) **Management RFP/Proposals** – Erika Toth is working on the RFP.
- b) **Amazon Package Center** – Postponed. The representative said she would drive by and see if it was feasible to install one outside. There was discussion on possible locations to install inside the buildings.
- c) **Gutter Cleaning/Repair Proposals** – Renee from General Gutter has been contacted and said she would submit a proposal.

10. **Next Board Meeting**

- a) **Board Announcement & Comments** – None.
- b) **Items to be placed on next agenda** – Board Appointment, Carpet Cleaning
- c) **Tentative Next Meeting Date** – September 27, 2023.

11. **Homeowner Comments**

A homeowner asked that the Board consider replacing some of the carpets with tile in the hallways. A homeowner asked about hiring an onsite maintenance person. This is something the Board and management are currently working on.

12. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 7:48 pm. Erika Toth seconded the motion. The motion was carried with a vote of all in favor.*

Respectfully submitted,

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**Terri Kenyon**  
**RECORDING SECRETARY**

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**Howard Lopez**  
**BOARD MEMBER**