

# **IDLEWILD RIVERFRONT CONDOMINIUMS**

BOARD OF DIRECTORS MEETING MINUTES – September 27, 2023

## **Board Present**

Paul Driscoll – President

Erika Toth – Treasurer

Howard Lopez – Secretary

John Fullerton – Vice-President (arrived at 6:39)

Desiree Storch Noble – Board member (appointed during this meeting)

## **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 6:32 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 mentioned that the lights were out in the 2845 parking lot. An electrician has already been contacted.  
*John Fullerton arrived at 6:39 PM.*
3. **Committee Reports**
  - a) **Landscaping Committee** – John Fullerton stated that we need to get a snow removal contract from D&D Elite and that the snow removal needs to happen around 7:00-7:30 AM.
  - b) **Sewer Lift Committee** – None at this time.
  - c) **Building Safety Committee** – None at this time.
4. **Approval of Minutes**
  - a) **Approval of the July 26, 2023, Meeting minutes** – *Paul Driscoll made a motion to approve the minutes as corrected for July 26, 2023. Howard Lopez seconded the motion. The motion was carried unanimously.*
5. **Review of Unaudited Financial Statements**
  - a) **Review & Acceptance through July 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** – None.
7. **Management Report**
  - a) **Action outside of a Board Meeting** – Terri Kenyon contacted Pioneer Electric to address the lighting that is not working.
  - b) **Executive Session Report** – There was no executive session held in July 2023.
  - c) **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) **Appointment of Board Member** – *Paul Driscoll made a motion to appoint Desiree Storch Noble to the Board. Erika Toth seconded the motion which was carried unanimously.*
  - b) **Board to Update on Governing Documents Re-write votes** – The new ballots & documents will be sent to the homeowners that have not voted shortly.
  - c) **Board to Discuss Storage Room Issues & Possible Policy- Discussion.** The Board would like management to cut the locks off & replace them with new padlocks and provide keys to all the Board members. The Board and management will do a walkthrough of the community on October 13<sup>th</sup> to determine which keys are good keys. Once determined, all Board members will have keys to both buildings.
  - d) **2845 Boiler Replacement Project** – The work is completed but we are waiting on the state inspection before we will be able to turn on the boiler.

- e) **Reserve Study Update** – in process.
- f) **Trash Enclosure Maintenance** –Management is trying to find someone that would be willing to do these minor repairs. Postponed.
- g) **Gutter Cleaning** – A proposal from General Gutter was received in the amount of \$2891.20. *Paul Driscoll made a motion to accept the proposal from General Gutter. Howard Lopez seconded the motion which was carried unanimously.*
- h) **Exterior Stair Maintenance** – Deluxe Welding reported that the stairs do not need maintenance but do need to have the rust removed and repainted. Management will be contacting paint companies regarding this, but it may already be too late in the season to do the work as the steel stairs have to be a certain temperature for the paint to adhere to the surface.
- i) **Possible new Management** – The Board opened proposals from Associa North and distributed them to the Board for review. Postponed.
- j) **Amazon Package Center** – The Board will see if there is a location where they can be placed in each building when they do the walkthrough on October 13<sup>th</sup>.
- k) **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.

9. **New Business**

- a) **307 Request for approval of new windows and sliding door.** – *Howard Lopez made a motion to approve the request with the stipulation that they match the style and color of the current ones. Paul Driscoll seconded the motion which was carried unanimously.*
- b) **326 Request for new windows** – *Desiree Noble made a motion to approve the request with the stipulation that they match the current style and color. Paul Driscoll seconded the motion which was carried by a vote of yes by Paul Driscoll, Erika Toth, and Desiree Noble. Howard Lopez abstained.*
- c) **Arborist Proposal** – Postponed until spring.
- d) **Call Box replacement** - Management is waiting on a proposal from Guardian Gates. They are currently the only company working on call boxes and fobs in the Reno area.

10. **Next Board Meeting**

- a) **Board Announcement & Comments** – None.
- b) **Items to be placed on next agenda** – Update bank signers, update officers, pool pergola needs repair.
- c) **Tentative Next Meeting Date** – October 25, 2023.

11. **Homeowner Comments** None.

12. **Adjournment**

With no further Association Business to discuss *Paul Driscoll moved to adjourn the meeting at 8:02 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**