

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES – November 29, 2023

Continued on December 14th, 2023

Board Present

Paul Driscoll – President
Erika Toth – Secretary
Howard Lopez – Vice-President (absent)
Desiree Storch Noble – Treasurer

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 6:33 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 missing ceiling tiles and the lights that are out in the parking lot. She also reported that the one by the 2855 stairwell was lit but that it was dim. She was informed that Pioneer Electric is working on the electrical issues and that we will have the missing tiles replaced.

A homeowner reported that the main door in the 2855 building isn't working properly. Century Glass has been contacted to come out and repair the door, but we aren't on their schedule yet.

A homeowner asked if we had any information on the empty lot behind us and was told that we do not.

Erika Toth mentioned that John Fullerton had passed away. She expressed the Associations gratitude for all the years of service John gave to the Association and asked for a moment of silence.

3. Committee Reports

- a) **Landscaping Committee** – None at this time.
- b) **Sewer Lift Committee** – None at this time.
- c) **Building Safety Committee** – None at this time.

4. Approval of Minutes

- a) **Approval of the September 27, Meeting minutes** – Postponed.

5. Review of Unaudited Financial Statements

- a) **Review & Acceptance through October 2023 unaudited financials** – Postponed.
- b) **Board to update on the 2022 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. Old Business

- a) **Appointment of Board Member** – No Action.
- b) **Board to Update on Governing Documents Re-write votes** – The new ballots & documents are being sent to those that haven't voted.
- c) **Board to Discuss Storage Room Issues & Possible Policy** - Postponed.
- d) **2845 Boiler Replacement Project** – This project is completed, and the heat is on.
- e) **Reserve Study Update** – in process.
- f) **Trash Can Enclosure Maintenance** – Management has been unable to find someone willing to do minor concrete repairs to the enclosure. Postponed.

- g) **Gutter Cleaning** – This work has been completed. We are waiting for the invoice and also for an estimate of any potential repairs that need to be made.
- h) **Exterior Stair Maintenance** – The stairs do not need any repairs per Deluxe Welding, but they do need to have the rust removed and they need to be repainted. Management will obtain proposals in the spring for this project as the weather is not warm enough for painting.
- i) **Possible new Management - Tabled** to later in the meeting.
- j) **Amazon Package Center** – Postponed.
- 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.
- l) **Cut locks on storage cage in the garage and install new locks** – New locks will be purchased to replace the locks that need to be cut off since we do not have the keys for them.
- m) **Arborist Proposal** – Management will get proposals from Reno Tree, American Arborists and another arborist for the Board to review at the next meeting. Trees need to be trimmed away from the building and we have one tree that is distressed.
- n) **Call Box Replacements** – Postponed.

8. New Business

- a) **2024 Budget Adoption** – After discussion, it was decided to table this item and to schedule a continuation of this Board meeting to December 14th, 2023, at 6:30 PM.
- b) **Reassignment of Board Officers** – *Erika Toth made a motion to appoint Howard Lopez as Vice-President, Erika Toth as Secretary and Desiree Storch Noble as Treasurer. Paul Driscoll seconded the motion which was carried unanimously.*
- c) **Snow Removal Contract** – *Paul Driscoll made a motion to approve the snow removal contract with D&D Elite Construction; Desiree Storch Noble seconded the motion which was carried unanimously.*
- d) **Update of Bank Signers** – *Paul Driscoll made a motion to have all Board members be signers on the bank accounts; Erika Toth seconded the motion which was carried unanimously.*

Item 7(i) – Possible new Management - After discussion, *Erika Toth made a motion to hire Javier Anguiano as Association Maintenance Person at \$25.00 per hour with his hours to be 8 AM to 1 PM though he will come in earlier to handle snow removal on the walkways. Paul Driscoll seconded the motion which was carried unanimously.*

It was decided not to change management companies at this time provided that Jeannie Redinger from Kenyon & Associates works with Terri Kenyon on the Association management as she had offered to Erika Toth.

9. Next Board Meeting

- a) **Board Announcement & Comments** – None.
- b) **Items to be placed on the next agenda** –pool pergola needs repair/replacement.
- c) **Tentative Next Meeting Date** – January 31st, 2024

10. Homeowner Comments

Kelly Dodd, who is willing to serve on the Board, asked if we could move the meetings to Thursday if she is appointed.

The meeting ended at 8:09 PM to be continued on December 14th, 2023.

New Business item a) – 2024 Budget Adoption – *After discussion, Paul Driscoll made a motion to adopt the budget as revised and presented today; Desiree Storch Noble seconded the motion which was carried unanimously.*

Emcor Proposal to Fix leak - Management received a proposal from Emcor to fix the leak on the third floor in the 2845 building in the amount of \$3768.00 which will require shutting the heat down for approximately six hours and partially draining the building. ***Paul Driscoll made a motion to accept the proposal from Emcor in the amount of \$3768.00; Desiree Storch Noble seconded the motion which was carried unanimously.***

11. Adjournment

With no further Association Business to discuss Paul Driscoll moved to adjourn the meeting at 6:58 pm to be reconvened on December 14th, 2023, at 6:30 PM. Desiree Storch Noble seconded the motion. The motion was carried with a vote of all in favor.

Respectfully submitted,

Terri Kenyon
Recording Secretary

Erika Toth
Board Secretary