

IDLEWILD RIVERFRONT CONDOMINIUM ASSOCIATION

NOTICE OF BOARD OF DIRECTORS MEETING AND AGENDA

DATE/TIME: Wednesday, August 28, 2024, at 6:30 PM

REVISED 8/22/2024 9 am

LOCATION: Idlewild Riverfront Clubhouse

Located between 2845 & 2855 Idlewild Dr, Reno NV 89509

This agenda is made available to the Association's membership in accordance with NRSI 16.31083. In accordance with NRS 116 each meeting of the Executive Board in Regular Session shall be audio recorded. Changes to the agenda may be made up to twenty-four (24) hours in advance of the meeting.

AGENDA

1. Call to Order & Determination of Quorum

Any homeowner that plans to audio tape the meeting must state their intention to do so at this time.

2. Homeowners Comments (Limited to Items on the Agenda Only)

This period is devoted to comments by members of the Association and discussion of those items on the agenda. *No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.*

3. Management Report

- a) Executive Session Report
- b) Items approved in between Meetings
- c) Other

4. Committees

- a) Maintenance Committee: report (Maintenance@idlewildriverfronthoa.com)

5. Minutes

- a) Approval of the June 26, 2024, Board Meeting Minutes (Action Item)

6. Review of Un-audited Financial Statements

- a) Review & Accept Unaudited Financials: December 2023 thru ^{April} ~~July~~ 2024 (Action Item)
- b) Review of bank statements: December 2023 thru ~~July~~ 2024 (Action Item)
- c) Treasurer's Report ^{April}

7. Update of Action Taken Outside of a Board Meeting

- a) Board to discuss any action taken outside of a Board Meeting (Action Item)

8. Continued Business

- a) Governing Documents Re-write votes – 52 Yes, 6 No – need 63 (Action Item)
- b) Board to Discuss Storage Room Issues & Possible Policy (Action Item)
- c) Reserve Study Full - in process (Site visit was 8/6) (Action Item)
- d) Exterior Stair Maintenance - Paint/Sand Proposals (status) (Action Item)

- e) Window Cleaning Proposals – site visits by 3 companies Aug 14-16 (Action Item)
- f) Call Box replacement - Proposal (Action Item)
- g) Koch Elevator – cell service installed July 2024
- h) 2022 & 2023 Audit – Proposals (Action Item)
- i) Edward Jones – possible financial institution change some Reserve funds (Action Item)
- j) Asphalt Reserve Project - status (Action Item)
- k) Pergola – proposal to remove; possible sunshade purchase (Action Item)
- l) Cameras / Fire Suppression / Extinguisher Maint – Sierra Fire (Action Item)
- m) Fence Repairs – (Tholl & Artistic) site visit / proposal status (Action Item)
- n) Chimney Inspections – Proposal (Action Item)
- o) Janitorial Services – status on Proposals, in addition to Labeeg (Action Item)
- p) Bi-Annual Test of Fire Alarms - status (Action Item)
- q) Illegally Parked Vehicles (in Driveways, not Garages) – Tags w/ Board
- r) Pool Heating Status
- s) After Hours Emergency Phone – status on voicemail
- t) Amazon Lockers – update from Kelly (Action Item)

9. **New Business**

- a) Annual Pest Control spraying - Proposal (Action Item)
- b) Dry/Excess vegetation bordering back fences - status (Action Item)
- c) Reserve Items in Budget – discuss what and when (Action Item)
- d) Board to approve Purchase of Printer for Board Secretary (Action Item)
- e) Emcor Proposal (Contract for 2845 boiler Maintenance) (Action Item)

10. **Next Board Meeting**

- a) Board Announcements & Comments
- b) Items For Next Agenda
- c) Tentative Next Meeting Date – Thursday, September 26, 2024
- d) October 23rd is Board approval of Draft 2025 Budget

11. **Homeowner Comments (Any item can be discussed)**

This period is devoted to comments by members of the Association and discussion of those comments on any issue. *No action may be taken on these items unless they qualify as an emergency as outlined in subsection 8 of NRS 116.31083 or until the matter has been specifically included on an agenda as an action item. The Board has the authority to limit the time for individual comments. A time limit of 3 (three) minutes has been allotted per owner, but no owner may give away their allotted time to expand another owner's time.*

12. **Adjournment**

(Action Item)

NOTICE: The agenda of the meeting of the executive board must comply with the provisions of NRS 116.31083. Unit Owners have the right to obtain: a copy of the audio recording of the meeting; the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter; speak to the association or executive board, unless the executive board is meeting in executive session.