

IDLEWILD RIVERFRONT CONDOMINIUMS

BOARD OF DIRECTORS MEETING MINUTES –

June 26, 2024

Board Present

Howard Lopez – President
Kelly Dodd – Vice-President
Myrna Richmond – Secretary
Desiree Storch Noble – Treasurer (via phone)
Margie Chavis – Member at Large

Management

Terri Kenyon – Supr. CAM

Membership

List on file

1. Call to Order & Determination of Quorum

Howard Lopez, Board President called the Board Meeting to order at 6:42 pm. With all five 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 for the revised agenda & the items added were provided.

3. Management Report

- a) **Guest Speaker – Ally Johnson – Edward Jones** – Ally Johnson, Financial Advisor for Edward Jones was present to inform the Board of Directors on Edward Jones investments, money markets, and certificates of deposits.
- b) **Executive Session** – At the prior executive session held after the May 30, 2024, Board meeting – minutes were approved, violations were discussed, correspondence was reviewed, no action was needed regarding delinquencies, personnel matters were discussed, and a legal issue was discussed.
- c) **Items approved in between meetings** – None.
- d) **Other** – None.

4. Minutes – *Margie Chavis made a motion to accept the minutes for April 25, 2024, and May 30, 2024, as written; Myrna Richmond seconded the motion which was carried unanimously.*

5. Review of Un-Audited Financial Statements

- a) Postponed.

6. Update of Action Taken Outside of a Board meeting by the Board None.

7. Continued Business

- a) **Board to Update on Governing Documents Re-write votes** – We need 64 votes in favor of the new governing documents to be able to proceed with recording them. We currently have 52 yes votes and 6 no votes.
- b) **Board to Discuss Storage Room Issues & Possible Policy**- Postponed.
- c) **Reserve Study Full Study** – Management has scheduled a walk through with the reserve study specialist, Ken Rowan, for the 3rd or 4th week of July, but is waiting on confirmation of which date will work with the specialist.
- d) **Exterior Stair Maintenance** – Postponed.
- e) **Window Washing Proposals** –Postponed.
- f) **Arborist**– The proposal received prior is for a dead pine tree that does not belong to Idlewild Riverfront, but to the City of Reno. Management has called Reno Direct and left a message that there is a dead tree that needs to be removed at the park adjacent to our community.
- g) **Call Box Replacements** – Postponed. Proposal has not been received.
- h) **Koch Elevator Cellular Phone Service Update** – Scheduled for installation in mid-July.
- i) **2022 & 2023 Audit** – Postponed.

- j) **Edward Jones** – Postponed.
- k) **Asphalt Reserve Project** –Postponed.
- l) **Pergola Repair** –There was discussion of just removing the pergola as it really doesn't supply any shade, but this can't be done until the pool is closed. Postponed until fall.
- m) **Camera/Fire Suppression/Extinguishers Maintenance** – Management has found a company, Sierra Fire, that does all three of these items. There is current dissatisfaction with the alarm (fire suppression) vendor; the cameras in 2845 are not working and the vendor we had is out of business; and while we are happy with our fire extinguisher company, management has suggested that if provided with an acceptable proposal for the cameras and fire suppression alarm system, it would be better to have one company deal with all three items. Postponed.
- n) **Fence Repair** – Management had an appointment with two vendors but one was cancelled due to the estimator being sick and the other was cancelled because the estimator had left the company. Both will be rescheduled after Terri Kenyon returns to town in mid-July.
- o) **Chimney Inspections** - Proposal not yet received.
- p) **LaBeeg Janitorial Proposal** – Postponed.

8. **New Business**

- a) **Emcor Proposal** – The Board reviewed a proposal from Emcor for a repair on the domestic boiler in the 2855 building in the amount of \$2202.00. *Myrna Richmond made a motion to accept the proposal from Emcor; Kelly Dodd seconded the motion which was carried unanimously.*
- b) **Lee Joseph Spa Leak Detection Proposal** – The Board reviewed a proposal from Lee Joseph Pool Company for \$1000.00 to detect the leak in the spa. This proposal would not include a repair but just detecting where the leak is located. It would potentially include removing concrete as it is believed the leak is in a pipe under the concrete pool deck. Postponed.
- c) **Maintenance Liaison** – *Myrna Richmond made a motion to appoint Jane Lammers as the Maintenance Liaison to work directly with Javier Anguiano Jimenez, the Association's maintenance person; Kelly Dodd seconded the motion which was carried unanimously.*

9. **Next Board Meeting**

- a) **Board Announcement & Comments** – Howard Lopez mentioned that there is an area to the west of building 2855 that isn't landscaped and would like to address that area. Kelly Dodd mentioned that she had some communications from Amazon regarding possible installation of a package locker installation and asked that this item be placed back on the agenda.
- b) **Items to be placed on the next agenda** –Amazon Package Center.
- c) **Tentative Next Meeting Date** – July 25, 2024

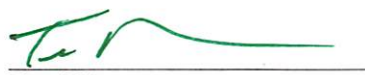
10. **Homeowner Comments** –

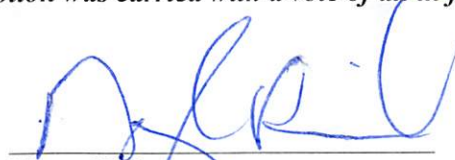
None.

11. **Adjournment**

With no further Association Business to discuss *Howard Lopez moved to adjourn the meeting at 7:57 pm. Myrna Richmond seconded the motion. The motion was carried with a vote of all-in-favor.*

Respectfully submitted,


 Terri Kenyon
 Recording Secretary


 Myrna Richmond
 Board Secretary