

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

January 12, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** President
2. **MEMBER’S FORUM – Agenda Items Only** Members

Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
3. **APPROVAL OF PREVIOUS MEETING MINUTES** for November 10, 2015 meeting Board Action
4. **FINANCIAL REPORT:** Treasurer’s Report and Approve October and November 2015 Financials Information
5. **PRESIDENTS REPORT** Information
6. **MAINTENANCE REPORT / PROPERTY REPORTS:** Arch. Requests; Work Orders; EBMC Information
7. **COMMITTEES –** Infrastructure; Social; B. G. A.; Advisory Information
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove gutter cleaning proposals Board Action
 2. Discuss/Approve/Disapprove RFP for streets – slurry seal Lorraine Board Action
 3. Discuss/Approve/Disapprove bids for structural on Clyde Ct. Board Action
 4. Review all services and associated costs Board Action
 5. Discuss/Approve/Disapprove estate sale 4017 Bluegrass Board Action
9. **CORRESPONDENCE**
10. **RESIDENT’S FORUM** Members/Residents

Resident’s Forum is a period devoted to comments by unit residents and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.

NEXT MEETING: March 8, 2016

11. **ADJOURNMENT** Board Action

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to him upon request if he pays the association the cost of making the distribution. (NRS.116 3108 Section 2 (a)). Agendas are available from the on site Maintenance office 10 days prior to the meeting. These documents are also available for downloading and printing at www.parkwoodreno.org. The Board of Directors may not take action on items and issues not on this agenda.

If you have any concerns regarding landscape maintenance, please contact management at 775.828.3664 or kevinberg@ebmc.com

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MAINTAIN, PROTECT AND ENHANCE

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

February 9, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** **President**
2. **MEMBER'S FORUM – Agenda Items Only** **Members**

Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
3. **APPROVAL OF PREVIOUS MEETING MINUTES for January 12, 2016 meeting** **Board Action**
4. **FINANCIAL REPORT: Treasurer's Report / Approve December 2015 Financials if available** **Information**
5. **PRESIDENTS REPORT** **Information**
6. **MAINTENANCE REPORT / PROPERTY REPORTS: Arch. Requests; Work Orders; EBMC** **Information**
7. **COMMITTEES – Infrastructure; Social; B. G. A.; Advisory** **Information**
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove review Request For Proposal for paving **Board Action**
 2. Discuss/Approve/Disapprove street light issues **Board Action**
 3. Discuss/Approve/Disapprove RV lighting **Board Action**
 4. Review earthquake quote **Board Action**
 5. Discuss vendor expenses **Board Action**
 6. Discuss Estate Sale outcome **Board Action**
9. **CORRESPONDENCE**
10. **RESIDENT'S FORUM** **Members/Residents**

Resident's Forum is a period devoted to comments by unit residents and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.

NEXT MEETING: March 8, 2016

11. **ADJOURNMENT** **Board Action**

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MAINTAIN, PROTECT AND ENHANCE

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

March 8, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** President
 2. **MEMBER’S FORUM – Agenda Items Only** Members

Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
 3. **APPROVAL OF PREVIOUS MEETING MINUTES** for February 9, 2016 meeting Board Action
 4. **FINANCIAL REPORT:** Treasurer’s Report / Approve December 2015 Financials if available Information
 5. **PRESIDENTS REPORT** Information
 6. **MAINTENANCE REPORT / PROPERTY REPORTS:** Arch. Requests; Work Orders; EBMC Information
 7. **COMMITTEES –** Infrastructure; Social; B. G. A.; Advisory Information
 8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove review street work proposals Board Action
 2. Discuss/Approve/Disapprove solar lighting Board Action
 9. **CORRESPONDENCE**
 10. **RESIDENT’S FORUM** Members/Residents

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- NEXT MEETING: April 12, 2016**
11. **ADJOURNMENT** Board Action

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

April 12, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** **President**
2. **MEMBER’S FORUM – Agenda Items Only** **Members**

Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
3. **APPROVAL OF PREVIOUS MEETING MINUTES** for March 8, 2016 meeting **Board Action**
4. **FINANCIAL REPORT:** Treasurer’s Report / Approve January 2016 Financials **Information**
5. **PRESIDENTS REPORT** **Information**
6. **MAINTENANCE REPORT / PROPERTY REPORTS:** Arch. Requests; Work Orders; EBMC **Information**
7. **COMMITTEES –** Infrastructure; Social; B. G. A.; Advisory **Information**
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove 2016-2017 Proposed Budget **Board Action**
 2. Request bid(s) for pest control **Board Action**
 3. Discuss/Approve/Disapprove Honeywell lights **Board Action**
 4. Discuss Roof Cleaning
 5. Discuss Earthquake Insurance
9. **CORRESPONDENCE**
10. **RESIDENT’S FORUM** **Members/Residents**

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NEXT MEETING: May 10, 2016

11. **ADJOURNMENT** **Board Action**

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

May 10, 2016 - 5:15PM - at the Clubhouse

1. CALL TO ORDER – Roll Call – Announce Recording President
 2. MEMBER’S FORUM – Agenda Items Only Members
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 3. APPROVAL OF PREVIOUS MEETING MINUTES for April 12, 2016 meeting Board Action
 4. FINANCIAL REPORT: Treasurer’s Report / Approve February 2016 Financials Information
 5. PRESIDENTS REPORT Information
 6. MAINTENANCE REPORT / PROPERTY REPORTS: Arch. Requests; Work Orders; EBMC Information
 7. COMMITTEES – Infrastructure; Social; B. G. A.; Advisory Information
 8. ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS
1. Discuss/Approve/Disapprove Reserve Study dated 07-01-2016 Board Action
2. Pool Party Board Action
 9. CORRESPONDENCE
 10. RESIDENT’S FORUM Members/Residents
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- NEXT MEETING: May 14, 2016
11. ADJOURNMENT Board Action

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

June 14, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** **President**
2. **MEMBER’S FORUM – Agenda Items Only** **Members**
Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
3. **APPROVAL OF PREVIOUS MEETING MINUTES** for May 10, 2016 meeting **Board Action**
4. **FINANCIAL REPORT:** Treasurer’s Report / Approve March 2016 Financials **Information**
5. **PRESIDENTS REPORT** **Information**
6. **MAINTENANCE REPORT / PROPERTY REPORTS:** Arch. Requests; Work Orders; EBMC **Information**
7. **COMMITTEES –** Infrastructure; Social; B. G. A.; Advisory **Information**
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove Evaluate 4165 Marigene Balcony repairs **Board Action**
 2. Discuss/Approve/Disapprove Water heater replacement **Board Action**
 3. Discuss/Approve/Disapprove Pool Cover **Board Action**
 4. Discuss/Approve/Disapprove Pool Party **Board Action**
 5. Discuss Earthquake Workshop
 6. Discuss Roof Cleaning
 7. Discuss Questionnaire in election packet pertaining to earthquake insurance, tennis court from dawn to dusk and remove lights
 8. Street paving

9. CORRESPONDENCE

10. RESIDENT’S FORUM

Members/Residents

Resident’s Forum is a period devoted to comments by unit residents and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.

NEXT MEETING: July 12, 2016

11. ADJOURNMENT

Board Action

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If you have any concerns regarding landscape maintenance, please contact management at 775.828.3664 or kevinberg@ebmc.com

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MEETING HAS BEEN RESCHEDULED

PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

July 21, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** President
2. **MEMBER'S FORUM – Agenda Items Only** Members

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3. **APPROVAL OF PREVIOUS MEETING MINUTES for June 14, 2016 meeting** Board Action
4. **FINANCIAL REPORT: Treasurer's Report / Approve May 2016 Financials** Information
5. **PRESIDENTS REPORT** Information
6. **MAINTENANCE REPORT / PROPERTY REPORTS: Arch. Requests; Work Orders; EBMC** Information
7. **COMMITTEES – Infrastructure; Social; B. G. A.; Advisory** Information
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove Water heater replacement Board Action
 2. Discuss/Approve/Disapprove Outside lights 16" Carriage Board Action
 3. Discuss Questionnaire in election packet pertaining to earthquake insurance, tennis court
9. **CORRESPONDENCE**
10. **RESIDENT'S FORUM** Members/Residents

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NEXT MEETING: August 9, 2016

11. **ADJOURNMENT** Board Action

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

August 9, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** President
 2. **MEMBER'S FORUM – Agenda Items Only** Members
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 3. **APPROVAL OF PREVIOUS MEETING MINUTES for July 21, 2016 meeting** Board Action
 4. **FINANCIAL REPORT: Treasurer's Report / Approve June 2016 Financials** Information
 5. **PRESIDENTS REPORT** Information
 6. **MAINTENANCE REPORT / PROPERTY REPORTS: Arch. Requests; Work Orders; EBMC** Information
 7. **COMMITTEES – Infrastructure; Social; B. G. A.; Advisory** Information
 8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS**
 1. Discuss/Approve/Disapprove Water heater replacement Board Action
 2. Discuss/Approve/Disapprove Maintenance Supervisors Medical Insurance Compensation Board Action
 3. Discuss/Approve/Disapprove Landscape Contractor Request For Proposal Board Action
 9. **CORRESPONDENCE**
 10. **RESIDENT'S FORUM** Members/Residents
Resident's Forum is a period devoted to comments by unit residents and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.
- NEXT MEETING: September 13, 2016 Annual Meeting**
11. **ADJOURNMENT** Board Action

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA

October 11, 2016 - 5:15PM - at the Clubhouse

1. **CALL TO ORDER – Roll Call – Announce Recording** **President**
2. **MEMBER’S FORUM – Agenda Items Only** **Members**

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3. **APPROVAL OF PREVIOUS MEETING MINUTES** for August 9, 2016 meeting **Board Action**
4. **FINANCIAL REPORT:** Treasurer’s Report / Approve July, August 2016 Financials **Information**
5. **PRESIDENTS REPORT** **Information**
6. **MAINTENANCE REPORT / PROPERTY REPORTS:** Arch. Requests; Work Orders; EBMC **Information**
7. **COMMITTEES – Social;** **Information**
8. **ACTION ITEMS – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS** **Board Action**
 1. Discuss/Approve/Disapprove reimbursement request for 324 Lorraine water leak **Board Action**
 2. Discuss/Approve/Disapprove 2016-2017 Snow removal contract; possible add-on to landscape award, or separate solicitation with winner to be selected at the November meeting **Board Action**
 3. Discuss/Approve/Disapprove Landscape contract review **Board Action**
 4. Discuss/Approve/Disapprove Christmas Party dates and budget **Board Action**
 5. Discuss/Approve/Disapprove Tennis court refurbish planning and discussion **Board Action**
 6. Discuss/Approve/Disapprove Spring 2017 xeriscaping/water use reduction **Board Action**
 7. Discuss/Approve/Disapprove remind homeowners to clean their gutters this fall. List of providers to be available on the website **Board Action**
 8. Discuss/Approve/Disapprove announcement of pool closing October 14, 2016 **Board Action**

9. CORRESPONDENCE

10. RESIDENT’S FORUM

Members/Residents

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NEXT MEETING: November 8, 2016

11. ADJOURNMENT

Board Action

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PARKWOOD HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING AGENDA
November 08, 2016 - 5:15PM - at the Clubhouse

- | | |
|---|--------------|
| 1. CALL TO ORDER – Roll Call – <u>Announce Recording</u> | President |
| 2. MEMBER’S FORUM – <u>Agenda Items Only</u> | Members |
| <i>Members Forum is a period devoted to comments by unit owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.</i> | |
| 3. APPROVAL OF PREVIOUS MEETING MINUTES for October 11, 2016 meeting | Board Action |
| 4. FINANCIAL REPORT: Treasurer’s Report / Approve September 2016 Financials | Information |
| 5. PRESIDENTS REPORT | Information |
| 6. MAINTENANCE REPORT / PROPERTY REPORTS: Arch. Requests; Work Orders; EBMC | Information |
| 7. COMMITTEES – Social; | Information |
| 8. Action Items – ACTION MAY BE TAKEN ON THE FOLLOWING ITEMS | |
| 1. Discuss/Approve/Disapprove Landscape Contract Award. | Board Action |
| 2. Discuss/Approve/Disapprove Approval of 2015-2016 Audit | Board Action |
| 3. Discuss/Approve/Disapprove Earthquake Insurance Opinion Poll;
Discussion and/or approval to send to homeowners. | Board Action |
| 4. Discuss/Approve/Disapprove Tennis Court Refurbishment; Further Planning and Discussion. | Board Action |
| 5. Discussion: Reminder of Sunday, December 4th Christmas Party at 6:00pm | Board Action |
| 6. Discussion: Reminder of Pre-Winter Checklist for Homeowners. | Board Action |
| 7. Discussion: Reaffirmation of board's continuing resolve to fully comply with NRS 116,
both in law and spirit | Board Action |

9. CORRESPONDENCE

10. RESIDENT’S FORUM Members/Residents

Resident’s Forum is a period devoted to comments by unit residents and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Each unit owner wishing to speak will be asked to sign-in at the beginning of the meeting. The Board will hear only one owner at a time for a three (3) minute period. An owner may speak to the Board for only one three (3) minute period. An owner may not interrupt the meeting of the Board or ask questions or voice concerns and opinions during the Board meeting session.

NEXT MEETING: November 8, 2016

11. ADJOURNMENT Board Action

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to him upon request if he pays the association the cost of making the distribution. (NRS.116 3108 Section 2 (a)). Agendas are available from the on site Maintenance office 10 days prior to the meeting. These documents are also available for downloading and printing at www.parkwoodreno.org. The Board of Directors may not take action on items and issues not on this agenda.

If you have any concerns regarding landscape maintenance, please contact management at 775.828.3664 or kevinberg@ebmc.com

Reno Police: 334-2121; Secret Witness: Anonymously report information regarding any crime or suspicious behavior by calling 775-322-4900 or at the City of Reno link: <http://applications.reno.gov/coplogic/start-report.html> The official Parkwood website is: <http://parkwoodreno.org>

Parkwood HOA ~ Your Life, Your Home, Your Community. Get Involved.
MAINTAIN, PROTECT AND ENHANCE