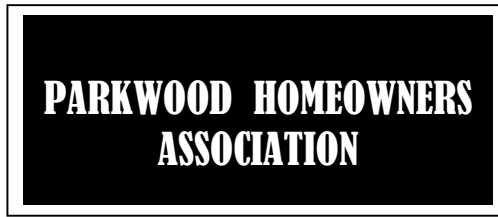


Board of Directors

Hans Scheurer, President  
Art Chapman, Vice President  
Carol Thorpe, Treasurer  
Dan Matsui, Secretary  
Peter Hunt, Director



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Board of Directors Meeting  
April 10, 2019  
Minutes

1. CALL MEETING TO ORDER & ESTABLISH A QUORUM

The meeting was called to order at 5:19pm. Board members present were Art Chapman (via skype), Peter Hunt, Dan Matsui, Hans Scheurer and Carol Thorpe; therefore a quorum was established. Darleen Reed with Equus Management Group was also present.

2. MEMBERS FORUM

None at this time.

3. APPROVAL OF MINUTES

Ms. Thorpe moved to approve the revised minutes from January 8, 2019. Upon Mr. Hunt seconding the motion, it passed unanimously.

4. REPORTS:

a. Architectural Requests; Work Orders  
None

b. Maintenance Report  
Robert Lipari was absent so no report was given

c. Management Report  
Darleen gave a brief report on the change of management companies.

d. Social Committee  
There will be a pool party on May 19, 2019 at 5:00pm for all in the Parkwood HOA. The Board will send out flyers.

e. Safety & Security Committee  
Mr. Matsui stated flyers had been sent regarding fire lane parking and pet waste disposal. The committee is working on a quarterly newsletter to be distributed shortly. The next committee meeting is Monday, April 15, 2019 at 5pm and is open to anyone interested in attending and/or contributing to the meeting discussions.

f. Landscape Committee  
American Tree Arborists was present to give a presentation regarding the tree mapping process and the benefits of the HOA having one done. This will not include trees in the limited common area as they are the responsibility of the individual homeowner. The cost is approximately \$2.95 per tree and the Association has approximately 400 trees.

g. President's Report  
Mr. Scheurer said a problem has arisen with EBMC: they are claiming a \$10,000 payment for retaining on-site maintenance employees. The Board will respond to the letter from EBMC since the Board was not informed of the certain contract changes prior to the then new contract being signed on October 15, 2013, in addition to other issues.

h. Treasurer's Report  
Ms. Thorpe gave the report from January as she did not have a current report from EBMC. Equus Management is still in transition for financial reports at this time.

5. FINANCIALS

Due to management changes, there was not a current financial report.

6. a. Side-Street Repaving RFP

Ms. Thorpe discussed the various bids received. She advised not using Sierra Strippers or Sierra Nevada Construction due to non-competitive factors. Other bids came from Kustom Koating and Apex that were more comprehensive.

Ms. Thorpe moved to have all ten (10) streets done using Apex for \$233, 865. Mr. Matsui seconded the motion but no vote was taken as Ms. Thorpe withdrew her motion as the Board would like to have some referrals checked on Kustom Koating. Ms. Thorpe will check references and let the Board know. The Board will then vote via email with the understanding they cannot move forward with the contract unless 100% of the Board approves the vote via email.

b. Gate Repair/Replacement

The deposit has been mailed; however no start date has been given.

c. Reserve Study 5-year Update

Ms. Thorpe moved to approve the Full Reserve Study provided by Better Reserve Consultants. Mr. Hunt seconded the unanimously passed motion.

d. Tree Trimming Proposal

Mr. Hunt moved to accept the proposal from American Arborists to map the trees. Ms. Thorpe seconded the unanimously passed motion.

7. NEW BUSINESS

a. 2019-20 Budget

Ms. Thorpe moved to approve the proposed 2019-20 budget as presented. Mr. Hunt seconded the motion which passed with a majority vote. Mr. Chapman, Mr. Hunt, Mr. Scheurer and Ms. Thorpe voted for and Mr. Matsui voted against approval of the motion.

b. Review Parking Rules & Regulations

Mr. Matsui moved that with the Board's approval, the safety committee will review & evaluate the current rules & regulations. The committee will then revise the rules & regulation if necessary for the Board's approval. Ms. Thorpe seconded the unanimously passed motion.

c. Signing of Bank Documents

Documents were signed to open new Operating and Reserve Accounts.

8. The Association will host a pool party on Sunday, May 19, 2019 at 5:00pm. The Association will provide hamburgers, hotdogs and buns. Members coming should bring side dishes and beverages.

9. The next meeting will be May 8, 2019 at 5:15pm in the Parkwood HOA Clubhouse.

10. Items discussed:

Pre-emergent has been applied throughout the common area of the Association

A leak over a sliding door was reported and the information will be given to Robert.

Patches of landscape are missing at 305 Lorraine & 4016 Ruth. Darleen will let the landscapers know.

The meeting was adjourned at 5:23pm

Certified by: