

Board of Directors

Carol Thorpe, **President**
Sheryl Lipari, **Vice President**
Keith Shellhamer, **Director**
Dan Matsui, **Secretary**
Karen Sabo, **Director**

PARKWOOD
HOMEOWNERS
ASSOCIATION

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JULY 12, 2022 BOARD OF DIRECTORS MEETING MINUTES

1. CALL TO ORDER & ESTABLISHMENT OF A QUORUM

2. MEMBERS FORUM:

- a. Keith S. mentioned that a trailer had been removed. Another owner requested a 3rd parking pass and the board was interested in “selling” a 3rd pass. There was further discussion on the possibility of owners renting a 3rd space.

3. APPROVAL OF JUNE 14, 2022 MINUTES

- a. Sherry made a motion to approve the June 14th meeting minutes, Karen seconded and all were in favor.

4. REPORTS:

- A. Maintenance Report
 - a. Robert reported that he has been receiving a number of estimates on various projects.
- B. Management Report
 - a. Ryan talked about interactions with owners related to many topics.
- C. Social Committee
 - a. None
- D. Safety & Security Committee
 - a. None
- E. Landscape Committee
 - a. Sherry reported that the community garden is going very well. Also that she has been working on shrub replacements for the community.
- F. President’s Report
 - a. Carol reported that the pool phone bill has been decreased and paid special thanks to the committees for their hard work.
- G. Treasurer’s Report
 - a. Carol reported on the state of the latest financials.

5. FINANCIALS:

- A. **Action Item:** Consider/Accept: Most Recent Unaudited Financials
 - a. Keith made a motion to accept the latest unaudited financials, Dan seconded and all were in favor.

6. UNFINISHED BUSINESS:

- A. **Action Item:** RV Lot Accounting Update
 - a. Ryan told the board that the billing had been caught up and statements have been sent to those in the RV lot.
- B. **Action Item:** Henry Court Tree Issue Update
 - a. Ryan let the group know that a meeting is set with an arborist to come evaluate the HOA options for dealing with the roots.
- C. **Action Item:** Pitch Moth – Tree Removal Update
 - a. Robert is gathering bids for removal
- D. **Action Item:** Skylight Update
 - a. Robert has received a bid and will send to the board.
- E. **Action Item:** Window Louver And Leak Repair On Angela Court Update
 - a. Robert updated the board with where things stand on this issue
- F. **Action Item:** Octavia Fence Update
 - a. Sherry made a motion to approve the bid from APS, but wanted the project completed within 60 days. Dan seconded and all were in favor.
- G. **Action Item:** Parking Pass Distribution Update
 - a. Carol updated the group on the distribution numbers so far.
- H. **Action Item:** Tennis Court Repair Update
 - a. Sherry made a motion to approve the tennis court repair bid, Dan seconded and all were in favor.
- I. **Action Item:** Baker Perimeter Fence Notice Update
 - a. Ryan confirmed that notices were sent.

J. Action Item: Scott Roofing Update

- a. The board discussed where things stand with Scott roofing and their inspection of certain roofs.

7. NEW BUSINESS:

A. Action Item: Fence Style – Approved Via Unanimous Consent Email Vote

B. Action Item: Rehire Kendra part Time For Summer – Approved Via Unanimous Consent Email Vote

C. Action Item: Landscape Replacement Bids

- a. The board reviewed landscape shrub replacement bids. Karen made a motion to accept the T&T bid with the edits discussed, Sherry seconded and all were in favor.

D. Action Item: Consider/Approve: 2022-2023 Management Contract

- a. Tabled to August meeting

8. ANNOUNCEMENTS

9. NEXT BOARD OF DIRECTORS MEETING DATE:

- a. August 9th at 5:15pm.

10. MEMBER'S FORUM: (Open Forum)

- a. An owner had a question about the grass on Greenbrier. Another owner asked about water bill replacement.

11. ADJOURNMENT

Action Item

- a. Karen made a motion to adjourn the meeting at 6:24pm, Keith seconded and all were in favor.

"The official Parkwood Association website is www.parkwoodreno.org, where all public documents are available."

Board Member Signature

