

Board of Directors
Sheryl Lipari, **President**
Carol Thorpe, **Treasurer**
Dan Matsui, **Secretary**
Noreen Leary, **Director**
Daniel Morley **Director**

PARKWOOD HOMEOWNERS' ASSOCIATION

Professionally Managed by Equus Mgmt.
5480 Reno Corporate Dr. #100
Reno, NV 89511
Phone: 775-852-2224 – Fax: 775-852-4901
Jailyn Rogers
Email: Jailyn@equusmanagement.com

BOARD OF DIRECTORS MEETING

July 09, 2024

Time: Immediately Following Budget Ratification Meeting

MEETING PLACE: Parkwood HOA Clubhouse

Action may be taken on any item on this agenda & revisions to this agenda may be made up to the day of the meeting

1. **CALL TO ORDER & ESTABLISHMENT OF A QUORUM**

Association is required by NRS 116 to Audio Tape Board Meetings. Any Homeowner audio taping must state so at this time.

2. **MEMBERS FORUM:** (Items on the agenda only)

A period devoted to comments by unit owners and discussion of those comments. Comments may be limited to 3-minutes per person. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on an agenda as an item upon which action may be taken pursuant to [NRS116.3108](#).

From this point forward, per NRS 116, no additional discussion with Homeowners is permitted until the final Homeowner Open Forum.

3. **REVIEW/APPROVAL OF JUNE 11, 2024, BOARD MEETING MINUTES**

4. **REPORTS:**

- A. Maintenance Report
- B. Management Report
- C. Social Committee
- D. Safety & Security Committee
- E. Landscape Committee
- F. President's Report
- G. Treasurer's Report

5. **FINANCIALS:**

- A. Review/Approval of May 2024 Unaudited Financials

6. **CONTINUING AGENDA ITEMS: UPDATES**

- A. Update: RV Lights and Electrical Issues
- B. Update: Streetlights

7. **UNFINISHED BUSINESS/CONTUNUED AGENDA ITEMS:**

- A. Action Item: Review/Discussion: Slurry Seal for Roads- Opening of Bids (Re-Discussion)
- B. Action Item: Review/Discussion: Henry Flooring Issues, Update

8. **NEW BUSINESS:**

- A. Action item: Review/Discussion: Watering Updates & Schedules (Sherry)
- B. Action Item: Review/Discussion: Meeting With Brightview Landscaping (Sherry/Jailyn)
- C. Action Item: Review/Discussion: Mud Pit at the End of Clyde Ct
- D. Action Item: Review/Discussion: Sewer Line Repair at 440 Shady Lane (Robert/Jailyn)
- E. Action Item: Review/Discussion: Storm Drain Repair at 3925 Sarah Ct (Sherry/Jailyn)
- F. Action Item: Review/Discussion: Dryer and Vent Inspection/Cleaning Letter Distribution
- G. Action Item: Review/Discussion: Request to have Gayle Kern Proceed with the Articles of Incorporation
- H. Action Item: Review/Approval: Opening of Concrete Bids, If any Received (Jailyn)
- I. Action Item:: Review/Approval: 3010 Greenbriar Skylight Repair (Jailyn/Dan/Robert)
- J. Action Item: Review/Approval: Repair of Water Damage to Wall at 430 Angela (Jailyn/Robert)
- K. Action Item: Review/Approval: Update on Response/Actions Regarding Complaint by 434 Octavia (Jailyn/Sherry)
- L. Action Item: Review/Approval: No Longer Providing Food/Beverages for Social Parties

- M. **Action Item: Review/Approval:** Discontinue TV in Clubhouse
- N. **Action Item: Review/Approval:** Establish a Cost Reduction Committee and Messaging to Homeowners
- O. **Action Item: Review/Approval:** Getting Certified for FHA and VA Loans
- P. **Action Item: Review/Approval:** Revising and Renewing Milne Contract
- Q. **Action Item: Review/Approval:** Adopting Custom Violation Notices

9. ACTION TAKEN OUTSIDE OF A BOARD MEETING:

10. ANNOUNCEMENTS

11. NEXT BOARD OF DIRECTORS MEETING DATE

12. MEMBER'S FORUM: (Open Forum)

Open forum is a period devoted to all comments by unit owners and discussion of those comments. Comments limited to 3-minutes per person.

13. ADJOURNMENT

Action Item

NEXT MEETING: August 13, 2024 at 5:15PM

An Executive Session meeting may be held after the General Meeting to discuss delinquencies, CC&R violations and any legal issues pursuant to NRS 116. The agenda of the meeting of the executive board must comply with the provisions of [NRS 116.3108](#). Unit owner have the right to: Have a copy of the audio recording, 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. Please address with management company.

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