

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

PARKWOOD HOMEOWNERS' ASSOCIATION

Professionally Managed by Equus Mgmt.
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BOARD OF DIRECTORS' MEETING
April 14, 2026
Time: 5:15PM
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 FEBRUARY 10, 2026 BOARD MEETING MINUTES

4. REPORTS:

- A Maintenance Report
- B Management Report
- C Social Committee
 - Discuss/Approval of Tentative Date and Budget For Pool Party- June 7th
- D Safety & Security Committee
- E Landscape Committee
 - Sending out Letters to Community Seeking Members
 - Sending out Letters for Do Not Trim List
- F President's Report
- G Treasurer's Report

5. FINANCIALS:

- A **Review/Approval of January 2026 Unaudited Financials**

6. CONTINUING AGENDA ITEMS: UPDATES

- A **Update:** Battery Replacement Throughout the Complex
- B **Update:** Lights on Signs at Entrances (permanent fix)
- C **Update:** Current Fence Repairs
- D **Update:** Pool Permit and Inspection Scheduling
- E **Update:** CC&R's with Attorney- Anything Back or an ETA?

7. UNFINISHED BUSINESS:

- A. **Action Item: Review/Discussion and Possible Approval:** RFP and pictures for 3910 Greenbriar Ct. Who was RFP sent to? Any responses?
- B. **Action Item: Review/Discussion:** Status of deck repair by KFC on 4310 Clyde
- C. **Action Item: Review/Discussion:** Updated RFP for painting. Identify who to send request for bids to
- D. **Action Item: Review/Discussion:** Update on RV lot INS / Registration initial and second letter. Discuss plan moving forward
- E. **Action Item: Review/Discussion:** Update on email/ emergency contact forms
- F. **Action Item: Review/Discussion:** letter sent to rented home for renters information. Resend? Follow up as we've had lots of turn over.

8. **NEW BUSINESS:**

- A. **Action Item: Review/Discussion:** Cleaning duties; time spent, difficulties. Develop plan for summer cleaning (how many days week do we need to get service for, which areas to focus on, etc)
- B. **Action Item: Review/Discussion:** Management to Notify Board When Bryan is Out Sick or on Vacation
- C. **Action Item: Review/Discussion:** Keys for all Board Members to Kitchen and Access to Clubhouse from Maintenance Doors
- D. **Action Item: Review/Discussion:** Obtaining A Lock for Gas Connection to BBQ
- E. **Action Item: Review/Discussion:** Painting Faded and Rusted Transformer and Power Boxes
- F. **Action Item: Review/Discussion:** Pool Opening BBQ budget (suggest \$250 -\$300 as we buy the meat for this)
- G. **Action Item: Review/Discussion:** Review prices for 26/27 phase roofs, approve if possible to get on Roofers schedule
- H. **Action Item: Review/Approval:** Move forward with replacement of pool heater we budgeted for
- I. **Action Item: Review/Approval:** seeking bids for cleaning service
- J. **Action Item: Review/Approval:** 2026-2027 Equus Management Contract

K. **ACTION TAKEN OUTSIDE OF A BOARD MEETING:**

L. **ANNOUNCEMENTS**

M. **NEXT BOARD OF DIRECTORS MEETING DATE:** May 12, 2026 at 5:15PM

N. **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.

O. **ADJOURNMENT**

Action Item

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."