

PARKWOOD HOMEOWNERS ASSOCIATION

NOTICE & AGENDA FOR THE PARKWOOD HOMEOWNERS ASSOCIATION BUDGET RATIFICATION MEETING

The purpose of this notice/agenda is to inform you of the date and action items of the upcoming scheduled budget ratification meeting of the Parkwood Homeowners Association. Enclosed with this mailing are the 2026-2027 Operating and Reserve Budgets, the Associations Collection Policy, and a summary of the Reserve Study.

Date: June 9, 2026

Time: 5:15pm

Location: Parkwood HOA Clubhouse

AGENDA

1. Call to Order, Determination of Quorum
2. Homeowner Comments
3. Ratify 2026-2027 Operating and Reserve Budgets **(Action Item)**
4. Adjournment

The minutes of this meeting will be available to homeowners 30 days after the meeting date.

WHAT IS BUDGET RATIFICATION?

Pursuant to Nevada law, NRS 116.31151 (3) "Within 60 days after adoption of any proposed budget for the common-interest community, the executive board shall provide a summary of the budget to all units' owners and shall set a date for a meeting of the unit's owners to consider ratification of the budget not less than 14 nor more than 30 days after the mailing of the summary."

The Board of Directors adopted the enclosed proposed budgets for 2026-2027 on May 12, 2026, at 5:15pm. Ratification of the enclosed budgets will take place at the Budget Ratification Meeting scheduled for June 9, 2026.

The enclosed approved 2026-2027 Budget was prepared with all unit owners paying an equal assessment of \$515.00 per month, per unit. There is an increase for the 2026-2027 assessments.

The enclosed approved 2026-2027 Reserve Budget was prepared with all unit owners paying an equal **special reserve assessment** of \$2,500.00 per unit, with payments of \$208.33 a month, or payment in full. Please note that the Special Reserve Assessment does not need the vote of the membership.

NRS 116.31151 (3) continues: "...Unless at that meeting a majority of all units' owners or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present."

As per NRS 116, as quoted above, **if you are in agreement with the enclosed budget, no response is necessary and you do not need to attend the meeting.** The 2026-2027 Budget will be ratified at the meeting unless at least fifty-one percent (51%) of unit's owners appear in person to reject it.

Should you have any questions regarding this notice or the contents of this mailing, please contact Equus Management Group.

Sincerely,
Parkwood Homeowners Association
Board of Directors

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

PARKWOOD HOMEOWNERS' ASSOCIATION

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BOARD OF DIRECTORS' MEETING

June 9, 2026

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 MAY 12, 2026 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 April & May 2026 Unaudited Financials** (if available)

6. **CONTINUING AGENDA ITEMS: UPDATES**

- A **Update:** Lights on Signs at Entrances (permanent fix) & Vandalized Sign
- B **Update:** Current Fence Repairs
- C **Update:** CC&R's Workshop w/ Board
- D **Update:** New Signs for Pool Area- Have These Been Ordered?
- E **Update:** 4311 Clyde Deck Repair
- F **Update:** Do Not Trim List
- G **Update:** Owner Contact Information Request
- H **Update:** Dryer Vent Letters
- I **Update:** Cleaning Service in Clubhouse
- J **Update:** Roofs on Sarah- Completed?
- K **Update:** Coordination for Roof and Build on Anne Marie
- L **Update:** Letter to Unregistered Trailer in RV Park- How to Move Forward?
- M

7. **UNFINISHED BUSINESS:**

- A. **Action Item: Review/Approval:** Keyless Entry Proposals- Opening of Sealed Bids if Any

8. NEW BUSINESS:

- A. **Action Item: Review/Approval:** Selection of Painting Contractor- Opening of Sealed Bids (if available)
- B. **Action Item: Review/Approval:** Under Video Surveillance Signs and Stickers
- C. **Action Item: Review/Approval:** Lights On the End of Sarah Ct

9. ACTION TAKEN OUTSIDE OF A BOARD MEETING:

10. ANNOUNCEMENTS

11. NEXT BOARD OF DIRECTORS MEETING DATE: June 9, 2026

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

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."