

**Lakeside Plaza Condominium Association
Board of Directors Meeting
January 13, 2015**

Board Present

Mike Crespan – President
Ralph Hart – Vice President
Rich Svihla-Secretary
Mary Harris-Treasurer
Ray Corrigan – Director

Management

Don Lamers – Supervising Community Manager

Membership

Carl Friedman

1. Call to Order/Roll Call

President, Mike Crespan called the meeting to order at 2:34 PM, which was held at the Lakeside Plaza Community Clubhouse between the 2955 Lakeside Drive and 1000 Beck Buildings. With all five of the board members present, a quorum was established.

2. Members Open Forum - Agenda Items

No membership spoke at this time. No action was taken.

3. Committees

A. **Interior Design Committee:** Management reported that the interior painting of the Beck Building will be conducted in February 2015, beginning with drywall repairs by Maki Painting.

B. **Landscape Committee:** Mike Crespan stated that it is winter and there is no update at this time.

4. Approval of Previous Meeting Minutes

The December 9, 2014 minutes were presented for review. *Mary Harris made a motion to approve the December 9, 2014. Mike Crespan seconded the motion which carried unanimously.*

5. Financial Reports

A. **Review of Financial Reports and Bank Statements**

Treasurer, Mary Harris reported that as of November 30, 2014 the balance in the operating account was -\$8,425.18 with receivables of \$60,353.38 and the balance in the reserve account was \$592,861.11.

Ray Corrigan made a motion to acknowledge that the board has fulfilled their duty to review and accept the November 2014 financial statements in accordance with NRS 116.31083 subject to the year end audit. Mike Crespan seconded the motion which carried unanimously.

Management stated the accrued negative balance is attributable to the delinquencies.

It was noted that all Board members have received copies of the bank statements through November 30, 2014.

6. Correspondence

A. **1000 Beck Unit 374:** Unit Owner at 374 submitted twelve emails with various topics including noise in her unit, and heating issues. *Mike Crespan made a motion to acknowledge these emails and stated that the unit owner has been advised on both of these issues multiple times. Ralph Hart seconded the motion which carried unanimously.*

B. **2955 Lakeside Drive Unit 304: ARC Request:** Owner submitted a letter dated, December 11, 2014 requesting permission to replace the slider door leading outside to the patio with the French door style doors. Discussion was had. *Rich Svihla made a motion to approve the request as submitted. Mike Crespan seconded the motion which carried unanimously.*

7. New Business

A. Concrete Change Order - Bid

Management presented a change order from Supreme Concrete with respect to additions of cement work in front of the Beck Building. In addition, the board reaffirmed they would like stamped colored concrete at all entrances. ***Ray Corrigan made a motion to approve the change order from Supreme Concrete in the amount of \$27,010.50. Ralph Hart seconded the motion which carried unanimously.*** Management advised that the concrete project would commence again the last week in March of 2015.

B. Insurance Renewal – Liability, Crime, Worker's Compensation and D&O

Management was directed to bring bids to the next meeting for consideration. This item was postponed. No action was taken.

C. 2015-2016 Draft Budget

Management provided the board with a preliminary 2015-2016 Budget which would call for a slight increase in assessments based on increased operating costs. The Board was asked to review the line items and meet with management with respect to changes, additions, or deletions. Management will again provide a draft 2015-2016 Budget for the March 2015 Meeting. No action was taken.

D. Beck Interior Carpet Replacement

Mary Harris stated she would have information with respect to the carpets and management will be advised as to the scope of work so bids can be discussed at the March 2015 meeting. No action was taken.

E. Beck Lobby Furniture

Management asked if funds could be authorized for the purchase of new lobby furniture for the Beck Building lobbies. Discussion was had. ***Ray Corrigan authorized \$300.00 for new lobby furniture for 1000 Beck. Ralph Hart seconded the motion which carried unanimously.***

F. 2013-2014 Audit

The 2013-2014 Audit was presented from Gene Clawson, CPA for the Board's review. Discussion was had. ***Mary Harris made a motion to approve the 2013-2014 Draft Audit and sign the Management Letter. Mike Crespan seconded the motion which carried unanimously.***

8. Unfinished Business

A. Amended CC&Rs / Rules & Regulations Vote - Status

Management stated that this item is pending. No action was taken.

B. Charter Cable for 2955 Lakeside Unit 303

Management stated that he had been in contact with a representative of Charter Cable engineering to evaluate the cabling in the building to see what can be done to update the wiring for new technology. This item was postponed. No action was taken.

9. Management Report

Management reported that the elevators were certified on December 17, 2015, by the state of Nevada and we are in compliance. There was a drain cleaned out at the Beck Building where the sewage was backing up during the month.

Management was awaiting replay from Pat Llama of Mason Industries with respect to the isolator suggestions made in the of the Acoustical Engineering report of September 8, 2014. Management stated that he would like to send out information to each owner advising them that the A/C Compressors are the responsibility of the homeowner per the legal opinion received. He stated that the board should probably look at enforcing service of the compressors under the nuisance violation of the governing documents as the compressors do not belong to the association.

The Board discussed the creation of a video surveillance policy.

10. Membership Open Forum

2955 Lakeside Drive Unit 234: Owner advised the board that they should make motions and second the motions prior to discussing action items. He also suggested that maintenance should be asked to monitor animal violations with respect to leashes and feces. He also suggested providing a specific area for animals to utilize.

11. Next Scheduled Board Meeting

It was announced that the next regularly scheduled Board Meeting would be March 10, 2015 at 2:30 PM at the Lakeside Plaza Community Clubhouse. The Annual Membership meeting would be held on March 10, 2015 at 5:00 PM.

12. Adjournment

There being no further business to discuss at this time, *Rich Svihla made a motion to adjourn the meeting at 3:35 PM. Ray Corrigan seconded the motion which carried unanimously.*

Respectfully Submitted,

Don Lamers
Don Lamers
Recording Secretary

Rich Svihla
Rich Svihla
Board Secretary

NOT FOR RESALE NOT FOR RESALE