

**Tenaya Creek Homeowners Association
Board of Directors Meeting
October 26, 2011**

Board Present

Pete Delicino -President
Barbara Matthews - Secretary
Pat Rozwod-Vice President / Treasurer (Arrived at 5:31 PM)
Jim Lamoreux – Director

Management

Don Lamers –Community Manager

Membership

List on File

Board Absent

Ray Maxwell – Director

1. Call to Order/Roll Call

President, Pete Delicino called the meeting to order at 5:30 PM, which was held at the offices of Kenyon & Associates, Inc. 645 Sierra Rose Dr. #105A in Reno, NV. With four of the five Board Members present, a quorum was established.

2. Membership Open Forum – Agenda Items Only

No membership comment was given at this time.

3. Approval of Minutes

Vice President / Treasurer, Pat Rozwod made a motion to approve the August 31, 2011 minutes as written. Secretary, Barbara Matthews seconded the motion which carried unanimously.

4. Approval of Financials

Vice President/Treasurer, Pat Rozwod read the financial reports for August 2011 and September 2011. He stated that the balance as of August 31, 2011 in the operating account was \$10,681.52 and the balance in the reserve account was \$150,419.75 He stated that receivables as of August 31, 2011 were \$226,600.75.

He stated that the balance as of September 30, 2011 in the operating account was \$11,990.94 and the balance in the reserve account was \$150,659.15. He stated that receivables as of September 31, 2011, were \$26,840.27.

President, Pete Delicino made a motion to accept the August 2011 and September 2011 financial reports as read. Vice President/Treasurer, Pat Rozwod seconded the motion which carried unanimously.

It was noted that the Board fulfilled their fiduciary duty by reviewing the original bank statements through September 31, 2011, per NRS 116.

5. Old Business

There was no Old Business to discuss.

Phone Tree – Cost

Director, Jim Lamoreux stated that a phone tree is a good idea to send mass notification should anything of concern happen in the community. Management presented information from ADT regarding Select Link. *President, Pete Delicino made a motion to ask for more information on ADT Select Link starting with 25 as a number of participants. Vice President/Treasurer, Pat Rozwod seconded the motion which carried unanimously.*

Speed Bumps

An Engineering bid was received from Fehr Peers that would require a retainer of \$2,500.00 up front to complete the Traffic Calming Analysis. Discussion was had. Secretary, Barbara Matthews stated she really thinks the community needs some traffic calming. *President, Pete Delicino made a motion to take the item off the agenda for now as money was not budgeted for such a study. Vice President/Treasurer, Pat Rozwod seconded the motion which carried unanimously.*

6. **New Business**

Survey Results

Management sent a survey to all 110 Owners at Tenaya Creek asking if they would be interested in a phone tree or traffic calming at the community. A total of seventeen responses were received regarding the phone tree. Twelve Owners responded they were in favor of a phone tree while five owners showed no interest. Sixteen responses were received regarding traffic calming at the community. Six responded that they were in favor of traffic calming and ten responded they were against the idea of traffic calming measures. No action was taken.

Tree Trimming, Curb Painting, Irrigation Repair, and Street Signage

President, Pete Delicino stated that these items should be agendized in 2012. No action was taken.

Community Architectural Guidelines

Director, Jim Lamoreux stated he would like to update the Community Architectural Guidelines for the Tenaya Creek Community. He provided a sample. Director Lamoreux asked that the board get together and have a workshop to brainstorm so a new document could be produced. The board agreed to assist in the efforts. No action was taken.

Snow Removal

Bids were received, opened and reviewed. Discussion was had. *President, Pete Delicino made a motion to accept the contract from C. Santos Landscaping for the 2011/2012 Snow Removal season. Vice President/Treasurer, Pat Rozwod seconded the motion which carried unanimously.*

2011 Tax Preparation and 2011 Audit -- Bids

Bids were received, opened and reviewed. Discussion was had. *President, Pete Delicino made a motion to accept the letter of engagement from Gene Clawson, CPA for the 2011 Tax Preparation and 2011 Audit. Vice President/Treasurer, Pat Rozwod seconded the motion which carried unanimously.*

8. **Management Report**

Management stated that the concrete wash was completed on Tenaya Creek Lane. President, Pete Delicino voiced dissatisfaction with regards to not being notified of the commencement of the project. He also queried management as to whether or not the construction had been done per engineering specifications and as to what type of concrete was used. Management stated that he believed that the wash was installed per contract and would follow up on the material used.

9. **Board Input**

Nothing to report at this time.

10. **Correspondence:**

No correspondence was received.


11. **Membership Open Forum**

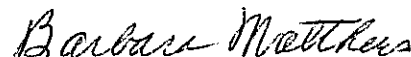
No membership was present.

12. **Adjournment**

With no further business to discuss, the meeting was adjourned to Executive Session at 6:09 PM.

Respectfully submitted by:


Don Lamer's
Recording Secretary


Barbara Matthews
Board Secretary