

LAUGHLIN BAY VILLAGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

MARCH 22, 2019

Place: CDM Management's Conference Room
Directors Present: President Margot Anderson, Vice President Patrick Valentine,
Treasurer Ann McDonald, Secretary Patricia Zidek, Director Charles Grimes
Not Present: ---
Others Present: Community Association Manager Deborah Markham and homeowners

1. **ESTABLISH A QUORUM/CALL TO ORDER** – President Margot Anderson called the meeting to order at 10:35 a.m. A quorum was established with 5 directors present.

Before the meeting began, President Anderson made an announcement regarding procedures of the Board meeting.

The Pledge of Allegiance was recited by all attendees.

2. The Board met in Executive Session to discuss matters permitted to be handled in Executive Session pursuant to NRS 116.31085, which included reviewing 20 violations and 31 delinquencies.

3. **HOMEOWNER FORUM/AGENDA ITEMS:**

- Jim McEwen Unit 92 and 228 requested to have someone expand on today's agenda items 6a and 6b as stated in month's last meeting.

4. **APPROVAL OF FEBRUARY 22, 2019 BOARD OF DIRECTORS MEETING – Ann McDonald moved and Patrick Valentine seconded to approve the minutes. The motion carried 5-0.**

5. **REPORTS:**

a. Treasurer's Report – Ann McDonald, Treasurer stated a year-end audit is continuing to take place; therefore, no report. Once completed we will have a 90 day financial review.

6. **UNFINISHED BUSINESS:**

a. REVIEW BIDS TO REPLACE OVERHEAD BEAMS IN PHASE II; REPLACE LIKE FOR LIKE; OR REMOVE BEAMS COMPLETELY – **Ann McDonald moved and Margot Anderson seconded to discuss the proposal.**

Under discussion, Deborah Markham stated we won't be doing like for like because a structural engineer is required which is very costly. In addition, it has been noted that in some cases the structure has deteriorated behind the beams and a total structural replacement would have to be done. Charles Grimes suggested we use plugs after beams are removed to plug up the hole where the beams were removed. Jim McEwen, Unit 92 asked if the Board would consider, at owners expense, to have awnings put up. It was stated that would be the next consideration if architectural requests were made. The proposals were reviewed. It was established that a meeting with the two contractors is necessary to hear what they recommend. It was decided not to vote on the proposals until the Board meets with the contractors.

b. INSPECTION REPORT FROM REDMOND CONSTRUCTION OF THE ROOF MEMBRANES IN PHASE II – No report received. The current contractor is out of Vegas and we are last on his list to do work. The Board is currently waiting on a new roofing contractor out of Kingman, AZ that was recommended by the Building Inspector.

c. SOLICIT BIDS TO PAINT STUCCO, WOOD TRIM AND METAL HAND RAILS IN PHASE I AND II Postponed until repairs are made to the buildings.

7. **NEW BUSINESS:**

a. INSURANC RENEWAL WITH AMERICAN FAMILY INSURANCE – **Margot Anderson moved and Ann McDonald seconded to renew the policy for \$51,589. Motion Carried 5-0.**

b. REVIEW QUOTE FROM AMERICAN FAMILY INSURANCE TO ADD EARTHQUAKE COVERAGE – Charles Grimes moved and Margot Anderson seconded to review the quote for the additional earthquake coverage of \$20,799. It was decided not to accept this quote.

8. The date of Friday, April 26, 2019 at 10:30 a.m. for the next meeting was confirmed.

9. **HOMEOWNER FORUM:**

- Patty Schilla, Unit 71 thank the Board for their service.
- Jim McEwen, Unit 92 & 228 requested a letter be sent to the homeowners regarding the structural work.
- Margot Anderson, President, Unit 207 commented on the letter sent to all homeowners regarding the law findings regarding pets.
- Pat Zidek, Secretary, Unit 241 and 242 commented on the very successful St. Patrick's Day party with great food and 40 people in attendance and thanked everyone for their help.
- Patrick Valentine, Treasurer, Unit 108 announced that 18 chairs, 1 commercial table and 2 white rockers were purchased for the pools. Two more chairs will be purchased for pool 1. All chairs will be identified as property of Laughlin Bay Village.
- Jim McEwen, Unit 92 & 228 said there are homeowners who rent their units though Air B n B for long weekends which is against our rules.
- Jan Burrage, Unit 175 stated the building across from her is listed on a bread and breakfast web site for weekends.
- Doug Dyr Dahl, Unit 10 stated that it was stated in the newsletter that the pony wall was completed but it isn't and needs to be completed.
- Vicky Dyr Dahl, Unit 10 stated the landscape by buildings 1 and 2 is terrible and asked if it can be improved upon. It was stated the Board would walk with GA Gardening on Wednesday at 8 am to discuss this and other improvements.

10. Adjournment – **There being no further business Margot Anderson called for adjournment. at 11:30 am.**

Patricia A. Zidek , Association Secretary

Approved and Signed

Date