

# CANYON PINES HOMEOWNERS ASSOCIATION

November 05, 2024

## BOARD OF DIRECTORS MEETING MINUTES

### 1. CALL TO ORDER, INTRODUCTIONS & QUORUM DETERMINATION

This was an in-person meeting held at the Reno Fire Station #11, 7105 Mae Ann Ave, Reno NV 89523. The meeting was called to order at 5:48 pm, a quorum was established by the presence of: Jenna Altherr Flores, J. Sallan and S. Kenyon. H. Bynum, and Terri Fox were absent. Also present were community manager B. Delisle, and K. Salazar with HOAMCO. No Homeowners were in attendance.

### 2. HOMEOWNER OPEN FORUM – N/A

### 3. APPROVAL OF PREVIOUS MEETING MINUTES

The 8.06.24 Board Meeting Minutes were reviewed.

**MOTION: J. Sallan motioned to approve minutes. J. Altherr Flores seconded; motion carried all in favor.**

### 4. FINANCIALS

a. Treasurer's Report (specifically, account receivable) – The Financial Statements for the period ending September 30, 2024 were reviewed by the Board and Treasurer. The Operating account Total Liabilities & Equity is \$67,233. The Reserve Account Total Liabilities & Equity is \$299,472. The Association has adequate funds to pay all projected obligation as they become due. Most of the monthly general assessments are received in a timely manner. Accounts receivable has been reviewed in executive session and for those few accounts with past due balances, the appropriate measures are being taken by Manager and Board to ensure the Associations collection policies are being enforced. The Association also has a provision for doubtful accounts in the event a portion of the Accounts Receivable become uncollectable.

b. Accept Current Financials – The HOA is currently slightly under budget on expenses so far this year unaudited.

**Motion: J. Sallan motioned to accept the financials dated 09.30.24 J. Altherr Flores seconded; motion carried all in favor**

### 5. REPORTS

a. Presidents – J. Sallan mentioned it has been a great 8 years serving on the board but with his busy schedule he will start stepping down but will still be around to support the current board. He has requested that J. Altherr Flores draft an email to welcome any members interested in joining the board.

b. Architectural Control Committee – n/a

c. Landscape – water has been shut off.

d. Managers – B. Delisle reported during the meeting.

### 6. UNFINISHED BUSINESS

a. Seasonal planting/additional color for common areas P6 + P9 – N/A

b. Review and schedule/contract for 2024 Reserve Fund Projects per Reserve Study – N/A

7. NEW BUSINESS-

a. Review & approve 2024-5 snow removal contract.

**MOTION: J. Sallan motioned to accept the Brightview; J. Altherr Flores seconded. motion carried all in favor.**

b. Set 2025 BOD meeting 2.04.25, 05.06.25, 8.05.25, 11.04.25, and 12.09.25

**MOTION: J. Sallan motioned to accept the proposed meeting dates for 2025; S. Kenyon seconded motion carried all in favor.**

c. Review and approve BOI Reporting Resolution

**MOTION: J. Sallan motioned to approve the BOI Reporting Resolution; J. Altherr Flores seconded motion carried all in favor.**

d. Review and approve 2025 budget

**MOTION: Upon review and discussion J. Sallen motioned to approve the 2025 Budget with an increase in the assessments to \$50 per month. J. Altherr Flores seconded motion carried, S. Kenyon did not agree with the increase.**

8. HOMEOWNER FORUM – The pet set station signs look great.

9. ADJOURNMENT

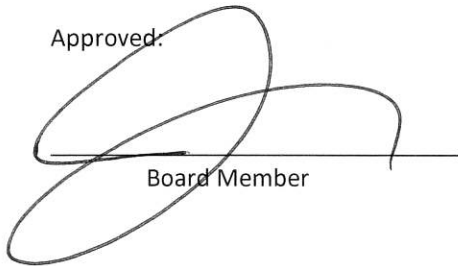
There being no further business to handle on this agenda,

**MOTION: J. Sallan motioned to adjourn at 6:18 pm. J. Altherr Flores seconded, motion carried all in favor.**

**EXECUTIVE SESSION ACKNOWLEDGEMENT**

Management advises that the Board met in Executive Session before this meeting in order to handle possible private correspondence, violations, delinquencies, collections, and/or legal issues.

Approved:



Board Member



Management