

CANYON PINES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING NOTICE & AGENDA (WWW.CANYONPINESHOA.ORG)

Date: May 07, 2024
Time: 6:00 pm
Location: Reno Fire Station #11
7105 Mae Ann Ave., Reno NV 89523

AGENDA

ACTION MAY BE TAKEN ON ANY AGENDA ITEM

1. **CALL TO ORDER, INTRODUCTIONS & QUORUM DETERMINATION**
2. **HOMEOWNER FORUM** ~ Each member has 3 minutes to speak on agenda items only.
3. **APPROVAL OF PREVIOUS MEETING MINUTES**
 - a. 02.20.24 Meeting Minutes page TBD
4. **FINANCIALS** page TBD
 - a. Treasurer's Report
 - b. Accept Current Financials
 - c. Status of 2023 Tax Return
 - d. Status of 2023 Audit
5. **REPORTS**
 - a. President
 - b. Architectural Control Committee
 - c. Landscaping
 - d. Community Manager
6. **UNFINISHED BUSINESS**
 - a. Seasonal planting/additional color for Common Areas P6 + P9.
 - b. Review and schedule/contract for 2024 Reserve Fund projects per Reserve Study.
 - c. Landscaping contract updated to include scope for maintaining Common Area S2.
7. **NEW BUSINESS**
 - a. Any New Business as may properly come before the Board.
8. **BUSINESS OUTSIDE OF MEETING**
 - a. As may properly come before the Board
9. **HOMEOWNER OPEN FORUM** ~ Each member has 3 minutes to speak on non-agenda items.
10. **ADJOURNMENT**

NOTICE: 2024 Board meetings will be held: 05.07.24, 08.06.24, 11.05.24 and 12.10.24 at Reno Fire Station #11, 7105 Mae Anne Ave., Reno, NV 89523. All meetings held at 6:00 PM, agendas available 10 days in advance at www.canyonpineshoa.org or by contacting Management.

CANYON PINES HOMEOWNERS ASSOCIATION

May 7, 2023

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 6:00 pm, a quorum was established by the presence of: H. Bynum, S. Kenyon, Jenna Altherr Flores, and Terri Fox. Board Member J. Sallan was 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 02.20.24 Board Meeting Minutes were reviewed.

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

4. FINANCIALS

a. Treasurer's Report (specifically, account receivable) – The Financial Statements for the period ending March 31, 2024 were reviewed by the Board and Treasurer. Treasurer H. Bynum reported the association has an appropriate cash position. The Operating account Total Liabilities & Equity is \$74,240.98 The Reserve Account Total Liabilities & Equity is \$212,774.13. The Association has adequate funds to pay all projected obligations as they become due. Most of the monthly general assessments are received in a timely manner. Accounts receivable has been reviewed 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 \$4,500 under budget so far this year unaudited.
Motion: H. Bynum motioned to accept the financials dated 3.31.24, S. Kenyon seconded; motion carried all in favor

c. Status of 2023 Tax Return – has been completed and filed.

d. Status of 2023 Audit - Not done yet will be ready for next meeting or July 31st.

5. REPORTS

a. Presidents – J. Sallan was absent.

b. Architectural Control Committee – H. Bynum said that as the season gets warmer applications will start to pick up. The Architectural Committee is currently meeting twice a month.

c. Landscape – B. DeLisle will double check the S2 parking area will be maintained by Briteview.

d. Managers – B. DeLisle reported dog station signs were installed.

6. UNFINISHED BUSINESS

a. Seasonal planting/additional color for Common Areas P6 + P9. - Tabled

b. Review and schedule/contract updated to include scope for maintaining Common Area S2 - Tabled

7. NEW BUSINESS-

a. Any New Business as may properly come before the board – H. Bynum asked management for a ' no RV, boat, trailers parking sign ' to be place in the side parking spot (common area S2) on Peavine Creek Rd. B. DeLisle will order one.

8. BUSINESS OUTSIDE OF MEETING –N/A

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

10. ADJOURMENT

There being no further business to handle on this agenda,

MOTION: J. Altherr Flores motioned to adjourn at 6:21 pm. S. Kenyon 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