

FILED

SEP 04 2024

Maria Gallo

From: Chera Wolfe [REDACTED]
Sent: Wednesday, September 4, 2024 3:41 PM
To: Maria Gallo
Cc: Phil W. Su
Subject: Stanford Square - Case #2024-35
Attachments: 04-23-24 BOD Minutes_SSQ_Signed.pdf; 07-30-24 BOD Minutes_SSQ_DRAFT.pdf

NEVADA COMMISSION FOR
 COMMON INTEREST COMMUNITIES
 AND CONDOMINIUM HOTELS

mgallo

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Hello Ms. Gallo,

I wanted to send the following information for a response to the upcoming commission hearing for Stanford Square.

Stanford Square has two allegations regarding their community.

1. Secretary of State was on Administrative Hold
2. Board was not holding meetings after business hours.

We can inform you and the commission that both items have been rectified in the last several months.

The Secretary of State hold has been lifted and the Association is active and current with them. Please see the screenshot below.



BUSINESS INFORMATION

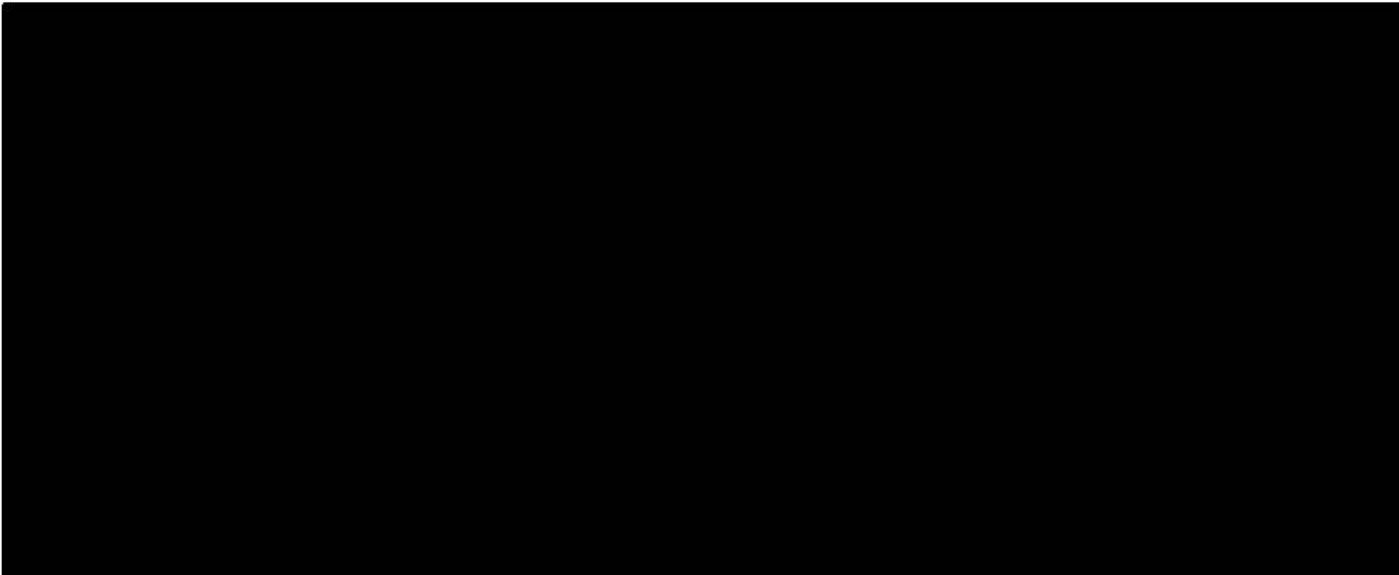
Entity Information	
Entity Name: STANFORD SQUARE	Entity Number: C5498
Entity Type: Domestic Nonprofit Cooperative Corporation Without Stock (81)	Entity Status: Active
Formation Date: 09/25/1980	NV Business ID: NV198
Termination Date: 9/25/2030	Annual Report Due Date: 9/30/20
Compliance Hold:	

Also, the board has been able to hold two meeting in 2024 that started at 5 pm. Please see the attached minutes of those meetings. The board also understands that this is a requirement that needs to be done each year moving forward and apologize that it was not done in prior years.

Please let me know if you need any additional documentation or information for the commission meeting next week.

Thank you,

Chera Wolfe, CMCA | Senior Community Association Manager



Stanford Square Homeowners Association

Board of Directors Meeting

April 23, 2024 at 5:00 pm

Via Zoom Conference

MINUTES

BOARD MEMBERS

John Fragola – President

Erich Breisacher – Secretary/Treasurer

James Denny – Director - Absent

THE MANAGEMENT TRUST

Chera Wolfe – Community Manager

HOMEOWNERS PRESENT – 0

1. Call to Order and Establishment of Quorum

John Fragola, President, called the meeting to order at 5:01 pm. A quorum was established.

2. Homeowners' Forum

- Nothing currently.

3. Approval of Meeting Minutes

- *John made a motion to approve the meeting minutes for January 31, 2024. James seconded the motion, and the motion was carried unanimously.*

4. Financial Reports

- Bank accounts as of March 31, 2024, have a balance of:
 - Total Cash Operating \$14,733.79
 - Total Cash Reserves \$57,431.27
- *John made a motion to approve the financials reports for January, February, and March 2024. James seconded the motion, and the motion was carried unanimously.*

5. Management Report

- The action list was provided for review.

6. Old Business

- A. **Sump Pump Maintenance Contract:** This has been added to the landscaping contract for the season.
- B. **Common Area Parcel – Not in Association's Name:** First step would be to try and contact the developer's estate to see if they can complete a quit claim deed. If no response occurs the attorney will need to proceed to get the parcel changed to the Association's name.
- C. **Full Reserve Study:** Postpone until next BOD meeting.
- D. **Collection Policy:** *John made a motion to approve the collection policy as received. James seconded the motion and the motion carried unanimously.*

7. New Business

- A. **Landscape Contract with LCL Landscaping for 2024 Season:** *James made a motion to approve the contract with LCL Landscaping for \$300 a week for the 2024 season. John seconded the motion and the motion carried unanimously.*
- B. **Fence Repair:** *James made a motion to approve the contract with LCL Landscaping to have the fence repaired for \$2,000 dependent upon the contract having more detail to include removing the old light fixtures and having both sides of the fence stained. John seconded the motion, and the motion was carried unanimously.*

**** John Fragola left the meeting at 5:16 pm.

Stanford Square Homeowners Association

Board of Directors Meeting

April 23, 2024 at 5:00 pm

Via Zoom Conference

- C. Parking Lot Signs Installed:** *Erich made a motion to approve the cost of the parking lot signs to be installed for \$1000 with LCL Landscaping clarifying that some of the posts need to be replaced. James seconded the motion, and the motion was carried unanimously.*
- D. Irrigation Repairs:** *James made a motion to approve the contract with LCL Landscaping for \$2,000 for irrigation repairs. Erich seconded the motion, and the motion was carried unanimously.*
- E. Plant Replacement:** Would like to get an updated proposal to have the area with minimal plants and just gravel with no irrigation and a nice boarder. Will reach out to LCL Landscaping for an updated proposal.
- F. Towing Company for Parking Issues:** Need to work on replacing the signs and repainting the red curb before the towing company can get started. Another possibility may be the use of parking passes.
- G. Open CD with Reserve Funds:** *Erich made a motion to approve of having a CD open for seven months with \$25,000 of the reserve funds. James seconded the motion and the motion was carried unanimously.*
- 8. Homeowners' Forum:**
- A homeowner talked about one of the units being in escrow and that it looked like it was now six units instead of four.
 - A homeowner talked about people parking in front of the red curb area.
- 9. Adjournment:**
Meeting adjourned at 5:54 pm.

Erich Breisacher

Erich Breisacher (Aug 22, 2024 09:23 PDT)

Erich Breisacher – Secretary

Chera Wolfe

Chera Wolfe - Community Manager

Stanford Square Homeowners Association

Board of Directors Meeting

July 30, 2024 at 5:00 pm

Via Zoom Conference

MINUTES

BOARD MEMBERS

John Fragola – President

Erich Breisacher – Secretary/Treasurer

James Denny – Director - Absent

THE MANAGEMENT TRUST

Chera Wolfe – Community Manager

HOMEOWNERS PRESENT – 1

1. Call to Order and Establishment of Quorum

John Fragola, President, called the meeting to order at 5:03 pm. A quorum was established.

2. Homeowners' Forum

- Nothing currently.

3. Approval of Meeting Minutes

- *Erich made a motion to approve the meeting minutes for April 23, 2024. John seconded the motion, and the motion was carried unanimously.*

4. Financial Reports

- Bank accounts as of June 30, 2024, have a balance of:
 - Total Cash Operating \$13,485.63
 - Total Cash Reserves \$55,684.89
- *Erich made a motion to approve the financials reports for April, May, and June 2024. John seconded the motion, and the motion was carried unanimously.*

5. Management Report

- The action list was provided for review.

6. Old Business

- Common Area Parcel – Not in Association's Name:** *Erich made a motion to proceed with contacting the attorney and having a title report completed and the next steps to get the common area property in the association's name. John seconded the motion, and the motion carried unanimously.*
- Full Reserve Study:** *Erich made a motion to approve the reserve study as presented. John seconded the motion, and the motion was carried unanimously.*
- Fence Repair:** *Erich made a motion to approve the fence repair with the staining of the fence for \$5,000 with LCL Landscaping. John seconded the motion, and the motion was carried unanimously.*
- Plant Replacement:** The plant replacement for the front entrance had a total cost of \$1,800, which was previously approved.
- Towing Company for Parking Issues:** *Erich made a motion to approve the contract with Star 24/7 for the towing needs of the community. John seconded the motion, and the motion was carried unanimously.*

7. New Business

- Tree Trimming:** Need to a bid on trimming or removal of a tree between EF and GH. Board members stated to try Cody Tree Service for a proposal.

Stanford Square Homeowners Association

Board of Directors Meeting

July 30, 2024 at 5:00 pm

Via Zoom Conference

8. Homeowners' Forum:

- A homeowner asked about a cover for an irrigation section and was informed that it should have already been taken care of.
- A homeowner asked about an update on the sump pump meter.

9. Adjournment:

Meeting adjourned at 5:49 pm.

Erich Breisacher – Secretary

Chera Wolfe - Community Manager