

**Capital Court Condominiums**  
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September 10, 2024

**I. Call to order**

6:30 p.m.

Online (via Zoom)

**II. Board members present:**

Tom Lowe #4423, Sylvia Richards #4416, Christopher Wiggins #4431  
Morris Management: Kwasi Okyere, CMCA, AMS, PCAM.

**Quorum established: Yes**

**Board approves July BOD meeting minutes.**

**III. New Business:**

1. Discussion of rental's, according to the State, if a relative lives in owned condo, then it is not considered a rental. Multiple generations can also live in the same condo.
2. Awaiting estimates to remove tree branches at 4415
3. Sylvia to send out an e-mail to remind residents of the front gates and speed limit in the complex.

**IV. Old Business:**

1. 4434 is looking for someone for 12 months to rent to.
2. 4429 and 4410 have returned ownership into. Still waiting for 4404's.
3. Michelle has resigned
4. Haven't heard anything from 4411 about gazebo.

**V. Approved by via email**

- Approval for Zack's Power Washing
- Approval for Springer Plumbing

**VI. Maintenance**

1. Chimneys on quad painted
2. Flashing on 4425 fixed
3. Paperwork has been done for the \$26,446 (less 10% commission fee) from the state of Nevada.
4. Dryer-vent cleanout should be done by the end of October
5. Discussion with Plumline, regarding damage to structures caused by negligence placed on hold.

**VI. Meeting adjourned 7:05 p.m.**