

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

October 18, 2022 @ 6:00 p.m.

Location: Heritage Park Senior Facility, 300 S Racetrack Road, Henderson NV 89015

Board Members:

Lorrie Mount	President	Present
Jayne Foote	Secretary/Treasurer	Present
Bryan Johnson	Director	Present
Gary Vicchirelli	Director	Absent
Curtis Steadman	Director	Absent

Management: Joan Phillips, P&G Association Management, Supervising Community Manager

Call to Order & Establishment of Quorum – Lorrie Mount called the meeting to order at 6:03pm. Quorum was established with (3) Directors present.

Approval of Minutes – August 16, 2022 – Jayne Foote noted there was a correction needed to include Lorrie Mount motioned to approve the financials. Management to adjust accordingly. Bryan Johnson moved to approve with this change. Lorrie Mount 2nd. All in favor.

Homeowner Forum – Lorrie Mount opened the homeowner forum for agenda items. No concerns were addressed regarding agenda items.

Review of the Financial Report - August & September 2022 – Jayne Foote informed that the Board reconsidered the decision from last meeting and felt it was in the best interest to leave the CD's in the operating account. Once these are put into the Reserve account, you cannot remove. You can always transfer should additional funds be necessary. Jayne reviewed the account balances for Reserve and Operating. Jayne also informed attendees that the Assessment will be staying at the \$36.00 quarterly as this seems to be adequate. Lorrie Mount motioned to have the CD's remain in operating. Bryan Johnson 2nd. Bryan Johnson moved to approve the financials. Lorrie Mount 2nd. All in favor.

Unfinished Business -

- a.) Discussion and Consideration for 2022 Reserve Study Update – Final Draft Adoption – Rev. 8.29.22 – Management advised the Board had met with Doug Taylor and he informed he was a bit aggressive with the original draft for the landscape renovation. With the adjusted projected expenses, the study funding will remain sufficient as is for the upcoming (5) years. Jayne Foote moves to accept the study. Lorrie Mount 2nd. All in favor.
- b.) Discussion and Consideration for Community Wreaths @ Entrance areas – Owner Volunteer – Lorrie Mount informed there will be 4 wreaths for the main entrance area. The Board had agreed via email to proceed. Jayne Foote moved to approve up to \$500.00. Bryan Johnson 2nd. All in favor.

New Business -

- a.) Discussion and Consideration for 2022 Bainbridge Tax Renewal Contract - \$125.00 – Lorrie Mount moved to approve. Bryan Johnson 2nd. All in favor.

b). Discussion and Consideration for 2023 Annual Budget – Flat at \$36.00 / Quarter Assessments – Lorrie Mount moves to approve the proposed budget. Jayne Foote 2nd. All in favor. Discussion did include at some point in the future, there may be a need to increase this to accommodate for inflation.

c). Discussion and Consideration for 2023 Annual Calendar of Meetings - Discussion included to move the meetings to an earlier window. Management directed to change to 5:00 open meeting. Jayne Foote also felt the February workshop is important based on the outcome of the January election. Lorrie Mount moved to table to email vote with the adjusted to 5:00 time. Jayne Foote 2nd. All in favor.

Homeowner Forum –

- Owners expressed that a new document in the welcome package informing new owners of the ARC process would be helpful. Simple one – page. Perhaps mail out to all owners.
- December meeting – Welcome committee discussion. Perhaps one document to include in the package to allow owners to respond if additional HOA information would be welcome.
- Landscape – Owner showed pictures of debris that has not been cleaned out of a bush for over 2 weeks. Irrigation lines exposed. Management to present to landscaper.
- Dead plants along Newport.

Schedule Next Meeting

December 13, 2022 - 6:00 p.m.

Adjourn - Lorrie Mount moved to adjourn at 6:37. Bryan Johnson 2nd. All in favor.

Accepted

Date