

Mountainside @ Green Valley Homeowners Association

Board of Directors Open Meeting Minutes

November 21, 2022 @ 5:00 p.m.

Location: Conference Call Meeting:

1-800-309-2350

Conference ID: 2468 5213

Board Members:

Brian Sherk	President	Present
Susan Sullivan	Secretary	Present via phone – left at 5:15
John Janis	Treasurer	Present via phone

Management: Colleen McGuire P&G Association Management-Supervising Community Manager

Call to Order & Establishment of Quorum – Management called the meeting to order at 5:01. Quorum was established with (3) members present followed by 2805 Barrel Cactus and 2804 Barrel Cactus

Approval of Minutes

- August 22, 2022 – Brian Sherk motioned to approve. Susan Sullivan 2nd. All in favor.

Homeowner Forum –Christopher Key and Cristina Sanchez were present and started the discussion regarding the water issue in the community. Short term solution from Christopher Key is removing a portion of the small-grassed area between the homes, this will have a benefit, but not a complete cure to the issue. The homeowners will have to be asked if they want to convert to desert scape and agree. In Conclusion: Have a meeting in the Park for homeowners to discuss plausible solutions to handle the grass in the community.

- Convert each home to their own watering system and homeowner must keep up with HOA standards while the HOA maintains the front yard.
- Redo the irrigation throughout the community which will be costly to perform and hire a contractor to figure out the cost to redo. This includes water pressure adjustments and check valves. If you move the sprinkler 2” in this will only cause grass to die below the 2”. Talk to Margarito about aerating yearly.
- Lake Mead is drying up and if the water company comes in and shuts the community down the expenses will be all for not.
- Remove 18” around grass to convert to desert scaping. Six stations handling different zones. Brian Sherk contacted over 40 Landscaper companies to come and quote the community. He had no luck.
- Christopher Key said we need to have a forceful letter regarding the issues regarding water and put on the front of doors in the community. Forego the easement on conversions between homes. Once grass is removed by SNWA you will not be permitted to re-install the grass.
- If Desert scaping is done then it must be tasteful and not just pea gravel. ARC forms will be looked over carefully.

Review of the Financial Report -

- August, September, & October 2022 – Brian Sherk motioned to approve noting how low the operating account is at the end of October. John Janis 2nd.

Unfinished Business –

- Discussion and Consideration of SP Landscape to convert each home to own irrigation water

John Janis motioned to have SP Landscape bid the first zone for plumbing each home to their own watering system. Numbers from verbal discussions are \$1,900.00-\$2,300.00 per household. Would like quote on paper. Brian Sherk 2nd.

New Business

- Discussion and Consideration of Bainbridge tax proposal with review-\$1,475.00 – Brian Sherk motioned to approve. John Janis 2nd.
- Discussion and Consideration of water usage comparison-Brian Sherk said the \$ amount is not as important with figuring out the usage as the tier levels and actual usage.
- Discussion and Consideration of SNHD Pool Inspection – Brian Sherk motioned the pool inspection report outages noted. John Janis 2nd. Spring Mountain/US Pools quoted necessary plastering of pool, replace step tile top and face in the amount of \$7,190.00
- John Janis mentioned to possibly take out a loan for the community.

Updates Tree Trimming was completed in 2022

Spring Mountain Pool Vendor - John Janis stated the pool vendor is present on site.

Homeowner Forum - Brian Sherk wants Board to keep an eye on possible transient lodging happening at 2824 Camelback. Management mentioned pictures are helpful for identification. Colleen has many trash can violations at this property.

Schedule Next Meeting

Open/Exec

Monday, February 6, 2023

Adjourn – Brian Sherk motioned to adjourn at 6:19. John Janis 2nd.

Accepted _____ Date _____