

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

December 13th, 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 Viccharelli	Director	Absent
Curtis Steadman	Director	Present

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

Call to Order & Establishment of Quorum – Lorrie Mount called the open session meeting to order at 6:02 recognizing quorum was met with 4 of the 5 Directors present.

Approval of Minutes – October 18, 2022 – Bryan Johnson moves to approve noting he had reviewed. Jayne Foote 2nd.

Homeowner Forum – Owner inquired about the high water bill. It was noted as November 11th and a main line.

Review of the Financial Report - October & November 2022 – Jayne Foote reviewed the account balances and noted the community overall is within \$97 of budgeted dollars through November. It was reviewed that the Reserve is at \$47,483 with total revenue to include Operating and CD's of \$103,815.25. Lorrie Mount moves to approve. Curtis Steadman 2nd. All in favor

Unfinished Business - None

New Business -

- a). Discussion and Consideration – High Water Bill – Main line break Kenerly & Racetrack – Management informed that she did reach out to City of Henderson and they have an on-line service that will require the new bill confirms repair. It is also a prerequisite that the leak produced over twice the dollars of the prior year. This was confirmed. Joan Phillips to follow up for the credit up receipt of the November bill. Bryan Johnson moves to ratify and pay the \$1295 bill from J&L for the repair cost of the main line. Curtis Steadman 2nd. All in favor.

- b). Discussion and Consideration for 2023 Election – 2 positions up for election – Management informed that the Nomination forms are due back to management by the 28th at 4:00 pm. No action required but to fulfill NRS Annual Election requirements this is in the works. Attendees were encouraged to submit their Nomination Forms. Little interest in this request.

Homeowner Forum –

- Holiday Decorations Judging – It was discussed to do this on Friday the 16th.
- Pine needles in bush along Newport.
- COH purchased Fiesta – shops & Restaurants – Channel 13 stated the city approved this today.
- Owner – 5th wheels in neighborhood. All pop outs are out. Sits for 5-7 days. Management informed to send photo with dates/times. We can get these into hearing status with fines to be imposed. This tends to cure the violating parties.

Schedule Next Meeting

January 24th, 2023 5:00 Executive – 5:30 Open
6:00 Annual

Adjourn - Brian Johnson moves to adjourn at 6:22. Curtis Steadman 2nd. All in favor.

Accepted

Date