

# Mountainside Homeowners Association

## Board of Directors Open Meeting Minutes

December 14, 2021 @ 6:00 p.m.

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

### Board Members:

Les Ratliff	President	Present
Jayne Foote	Secretary/Treasurer	Present
Lorrie Mount	Director	Present
Bryan Johnson	Director	Present
Lynn Petronsky	Director	Absent

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

Call to Order & Establishment of Quorum – Les Ratliff called the meeting to order recognizing one missing Director. Quorum was established.

Approval of Minutes – October 19, 2021 – Les Ratliff read the minutes aloud for attendees. Lorrie Mount moved to approve the minutes as read. Jayne Foote 2<sup>nd</sup>. All in favor.

Budget Ratification minutes 2022 – Management informed the Board that no owners attended the meeting. Jayne Foote moved to approve the Budget Ratification minutes. Lorrie Mount 2<sup>nd</sup>. All in favor.

Homeowner Forum – Les Ratliff opened up the Homeowner forum to agenda items. An owner recognized that it was good the police were contacted regarding the fires along the trail. He did witness the police patrolling the pathway with spotlights while on foot patrol. Jayne Foote indicated her son had contacted 911 as he saw someone and police did respond.

Review of the Financial Report - October 2021 – Jayne Foote reviewed the account balances informing there is \$51,135 in Operating and \$44,166 in Reserve. Jayne recognized the pre-paid balance is still at \$10,199.79. Jayne did inform the attendees that upon receipt of a high water bill, Chicago Landscape was notified and they repaired a leak. The HOA did receive a credit from COH for a portion of the overcharges. Les Ratliff moved to accept the financial report as presented. Bryan Johnson 2<sup>nd</sup>. All in favor.

### Unfinished Business -

a.) Discussion and Review of Current Architectural Standards and Guidelines – Les Ratliff informed Owners the BOD is reviewing the current ARC Guidelines. This was last done in 2017. Once the review is complete, the Board will approve a draft and present to the Owners for review. Community will have 30 days to review for input, and then final adoption based on recommendations or comments.

### New Business -

a). Discussion and Consideration for Fines and Reduction Requests of Closed vs Open Violations – Les Ratliff informed the attendees management keeps records of outstanding fines and balances. He recognized on 2 occasions, the Board had offered residents with outstanding fine accounts a 50% reduction. Les would like the minutes to reflect he does not feel this should be considered a standard, but rather fine reductions be based on the severity or long-term status of a violation. Les feels the Board should have some flexibility, and there should be some latitude. Discussion included if a HO is making a good faith effort with paying or ensuring the violation is closed, the ultimate goal is compliance.

Les Ratliff moves for the Board to maintain flexibility as to how much the Board can reduce fines. Lorrie Mount 2<sup>nd</sup>. All in favor. This would be based on a majority vote of the Board.

b). Discussion and Election Status Update – January 18, 2022 Annual Election – Meet the Candidates – Les Ratliff announced the cutoff is the 29<sup>th</sup> of December to return Nomination Forms. (3) positions are available. Mr. Stedman has submitted his form along with Lorrie Mount. If (2) or more forms are returned, Ballots will be sent.

c). Discussion and Consideration for Christmas/Holiday Yard Decorating Contest – 2022 – Les Ratliff noted there are several homes that are exceptionally decorated for the Holidays. Jayne Foote suggested the Board go caroling throughout Mountainside during the inspection. This was well received with a chuckle. The Board would announce the contest and inspection date, and the Board would inspect and vote.

Les Suggests:                      Winner \$100                      2<sup>nd</sup> - \$75                      3<sup>rd</sup> - \$50

Les Ratliff moved to proceed with communications and judging of holiday decorations with the prizes above. Lorrie Mount 2<sup>nd</sup>. All in favor. The attendees also were in favor of this for Mountainside.

d). Discussion and Review for ARC Application process & Consequences of failing to submit proper paperwork prior to work commencing. Les Ratliff reminded Owners and requested the minutes reflect that ARC requests must be submitted prior to work beginning. Les recognized Lorrie Mount as the chairperson for the Board. Les requests for the ARC to be submitted with complete information and proper details.

Les informed that a problem is also the trees. The Developers did put a tree in the front yard. Folks are removing these trees, with no replacement. This is not acceptable.

It was also announced if you have any type of landscaping question regarding species of trees, etc., our landscaper Cameron will give free advice for what would work in any particular situation.

Homeowner Forum – Les Ratliff did inform the Annual Membership Meeting will be in January. Gift cards will be doubled for the upcoming meeting. Les informed this will be doubled due to no cards in 2021.

Schedule Next Meeting

Annual Election January 18, 2022 - 6:00 p.m.

Adjourn Les Ratliff motioned to adjourn at 6:47. Bryan Johnson 2<sup>nd</sup>. All in favor.

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Accepted

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Date