

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

February 15, 2022 @ 6:00 p.m.

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

Board Members:

Lorrie Mount	President
Jayne Foote	Secretary/Treasurer
Bryan Johnson	Director
Gary Viccharelli	Director
Curtis Steadman	Director

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

Call to Order & Establishment of Quorum – Joan Phillips called the meeting to order at 6:00 noting that the first agenda item is the Organizational Meeting to appoint the Officers.

Organizational Meeting – Rescheduled from January 18th, 2022

1. Call To Order – Establishment of Quorum – Management called the Organizational meeting to order at 6:01. Quorum was met with all (5) Director's present.
2. Election of Officers – President Secretary/Treasurer -vs- Secretary & Treasurer, ARC Chair
Jayne Foote moves for (2) Officer seats as has been the case in the past. Curtis Steadman 2nd. All in favor.
Joan Phillips called for nominations for President:
Jayne Foote moves for Lorrie Mount to serve as President. Curtis Steadman 2nd. Lorrie accepts this appointment. Bryan Johnson complimented that Lorrie has been very active for a long time running on the Board. All Directors were in favor of the motion.
Joan Phillips called for nominations for Secretary/Treasurer:
Lorrie Mount moves for Jayne Foote. Bryan Johnson 2nd. Bryan informed the Board he appreciates the hard work Jayne has put into this position. All Directors in favor of Jayne Foote to proceed as Secretary/Treasurer.
3. Organizational Items – Bank Signature Card & Ombudsman Form 602 – The Board of Directors was presented with both for signatures.
4. Adjourn Organizational Meeting to proceed with Open meeting agenda – Meeting adjourned at 6:07.

Lorrie Mount took over the running of the meeting as the newly appointed President. Lorrie introduced herself and asked the Board to introduce themselves to the attendees. She then asked the Owners to introduce themselves and the streets they reside on.

Mr. Cartwright informed the Board they will be traveling for 2 months or so. Neighbors will be watching the home.

Approval of Minutes – December 14, 2021 – Jayne Foote read the highlights of the minutes from December. Bryan Johnson moved to approve. Lorrie Mount 2nd. All in favor.

Homeowner Forum – Mr. Cartwright thanked the new Board members for their volunteer positions and thank them.
2nd – June – up the street cannot keep up her lawn.

3rd – As a Board a social meeting of the HOA – perhaps in the park. Create community spirit. Donuts and lemonade.
Management to place on next agenda.

Review of the Financial Report - November & December 2021 – Jayne Foote reviewed the year end financials. The only expense exceeding budget was the water leak which put the HOA over budgeted expenses by \$1400.00. Overall income came in \$10,000 over budget. Operating and Reserve account balances were reviewed. Bryan Johnson moved to approve. Lorrie Mount 2nd. All in favor.

Unfinished Business -

- a.) Discussion and Review of Current Architectural Standards and Guidelines – Consideration to proceed to recognized workshop – March 15, 2022 – Lorrie Mount informed attendees the Board will be reviewing the document. She further stated that some areas need updated periodically.

New Business -

- a). Discussion and Consideration Bainbridge & Little Tax Renewal Contract & Review - \$125 & \$850 – Lorrie Mount informed it will be necessary to have a review performed in conjunction with the new 5-year Reserve Study. Lorrie moved to approve both. Bryan Johnson 2nd. All in favor.

- b). Discussion and Consideration for 2022 Reserve Study – Per NRS every 5 years - Lorrie Mount moves to proceed with the new Reserve Study. Curtis Steadman 2nd. All in favor.

Homeowner Forum – Mr. Cartwright – suggested to have Kenerly become a gated community.

Owner stated that what happens to the streets if you went gated. Would they be HOA responsibility. Discussion included that this would require a super-majority vote of the owners. With this being a rather small percentage of homes, the Owners in the other areas of the community would be responsible to pay for this, and not share in the benefit. Very unlikely to pass. Bryan Johnson shared he lived in a community prior that added a gate, and it was later removed by another Board of Directors.

Schedule Next Meeting

April 19, 2022 - 6:00 p.m.

Adjourn - Bryan Johnson moved to adjourn at 6:40. Lorrie Mount 2nd. All in favor.

Accepted

Date