

Mountainside @ Green Valley Homeowners Association

Board of Directors Open Meeting Minutes

February 6, 2023 @ 5:00 p.m.

Location: DUE TO THE COVID-19 VIRUS AND SOCIAL DISTANCING DIRECTIVE FROM GOVERNOR SISOLAK:

Conference Call Meeting:

1-800-309-2350

Conference ID: 2468 5213

Board Members:

Brian Sherk	President	Present
Susan Sullivan	Secretary	Present
John Janis	Treasurer	Present

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

Call to Order & Establishment of Quorum – Management called the meeting to order at 4:58. Quorum was established with all Board members present via conference call.

Approval of Minutes – Brian Sherk motioned to approve both sets of minutes. Susan Sullivan 2nd. All in favor

- November 21, 2022
- Budget Ratification 2023

Homeowner Forum – None

Review of the Financial Report - Brian Sherk motioned to approve as read. Susan Sullivan 2nd. All in favor

- November & December 2022
- There is a due to reserves from the operating account in the amount of \$31,434.30 that has been accumulating since at least 2014.

Unfinished Business –

- Discussion and Consideration of SP Landscape to convert each home to own irrigation – Brian Sherk motioned to table this item since first this conversion is only the plumbing of each home to its own exterior watering system, and not the new configuration of the underground piping system. Margarito quoted to plumb exterior water lines to each home only. Discussion commenced on CC&R'S and John Janis informed us of what "maintained" means in the CC&R'S based on a Lawyer's opinion. Management states it depends on which Lawyer quoted the definition of "Maintenance", Susan Sullivan 2nd. All in favor. The end result is do we wait until SNWA stops the water supply to the community, or for the HOA spend a copious amount of money to convert the front lawns to each homeowner just to get it taken away. Management informed the Board, the HOA has no money! Management said we need to put a letter together to send to the homeowners of the community. Brian Sherk motioned to table until we get March water bills. Susan Sullivan 2nd. All in favor.
- Discussion and Consideration of Aerating yearly – never done in past. SP Landscape informed management the prior Landscape company never aerated the grass. SP Landscape would charge \$2,500.00 to aerate the community. Brian Sherk motioned to table. John Janis 2nd. All in favor.

- Discussion and Consideration of SNHD Pool Inspection – John Janis said he can fix the water fountain. Management informed him he can submit the bill for reimbursement. Brian Sherk requested to email the Board the inspection sheets and put to an email vote. Susan Sullivan 2nd. All in favor.

New Business

Discussion and Consideration of meeting in the Park for discussion with homeowners regarding water bills and waste- Brian Sherk says authorities have not yet specified any fines and are acting blindly. He motions to wait until April-May water bills to get clarification on possible meeting in the park. Management offered to have a workshop with the Board to formulate bullet points for meeting with the homeowners. This also depends on the urgency of the water bills in April. John Janis 2nd. All in favor.

Updates –

Homeowner Forum -None

Schedule Next Meeting Open/Exec/Annual Monday, May 8, 2023

Adjourn – Brian Sherk motioned to adjourn 5:51. Susan Sullivan 2nd. All in favor.

Accepted

Date