

Mountainside @ Green Valley Homeowners Association

Board of Directors Open Meeting Minutes

February 07, 2022 @ 5:15 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 via Conference
John Janis	Treasurer	Present via Conference

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

Call to Order & Establishment of Quorum – Management called the meeting to order at 5:15. All Board members were present and quorum was established.

Approval of Minutes -Susan Sullivan motioned to approve. Brian Sherk 2nd. All in favor

- November 22, 2021
- Budget Ratification

Homeowner Forum - None

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

- October, November & December 2021

Unfinished Business – Discussion and Consideration of water waste and finances- Brian Sherk jotted down 3 phases to tackle the water issues vs. financial issues in the community.

Phase 1 – Find or hire 3 companies to provide bids on how to fix our irrigation system throughout the community utilizing wifi and that will give us a warranty of 5-10 years. This means replumbing and converting to having each home on their own system. This includes changing the tubing and wiring underground. John Janis said this should be done for free and he received one bid for one home ranging from \$2,400. - \$4,000.

Phase 2 – Board to discuss via email the decision of exactly what we would like provided from Vendor, and then get bids based on the criteria wanted.

Phase 3 – After the Board has received the bids to complete the irrigation in the community; provide homeowners with options of whether a reserve assessment should be in place or possible removal of the grass in the community.

John Janis mentioned getting a loan for the community to perform the tasks above. Also he said we can have an opt in or opt out for desert scape/grass.

New Business

- a). Discussion and Consideration of Bainbridge Tax proposal – Brian Sherk motioned to approve. John Janis 2nd. All in favor.
- b). Discussion and Consideration of the Resolution on Short Term Rentals – Brian Sherk motioned to approve. John Janis 2nd. All in favor.
- c). Discussion and Consideration of Tree Trimming – Brian Sherk motioned to table and receive 3 bids to vote via email for approval. Susan Sullivan 2nd. All in favor.

