

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

March 14th, 2023 @ 5:00 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 | Absent |

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

Call to Order & Establishment of Quorum – Lorrie Mount called the meeting to order at 5:00 prompt. Quorum was met with (3) of the (5) Directors present as noted above.

Approval of Minutes – January 24th, 2023 – Bryan Johnson summarized the minutes for the owners present. Bryan moves to approve as read. Jayne Foote 2nd. All in favor.

Homeowner Forum – Lorrie Mount opened up the homeowner forum for agenda items. A brief description of the overall landscape project and Board's thoughts were included.

Ms. Smith from Duran thanked the Board with regards to keeping the landscape fresh. Supports hard prune.

Review of the Financial Report - December 2022 & January 2023 – Jayne Foote confirmed we are in very good financial position. She did announce the CD amounts and informed that we have renewed one CD for 12 months the 2nd for 18 months to stagger. Operating and Reserve Account balances were announced for the owners. An owner asked how long the assessment has been at \$36.00/quarter. Lorrie Mount informed that this was the level when she purchased in early 2000's. Lorrie Mount moved to approve the financials. Bryan Johnson 2nd. All in favor.

Unfinished Business - None

New Business -

- a). Discussion and Consideration for Landscape Enhancement – Possible Plant Enhancement-Addition of Color
 - Racetrack – Plant Enhancement – 16 plants + 1 24" Vitex tree
 - Newport – Plant Enhancement - 5 plants Total of \$1,265.00
Lorrie Mount moves to approve the proposal. Bryan Johnson 2nd. All in favor.
 - Hard Prune back of Texas Rangers – both Racetrack & Newport - \$4200.00
Bryan Johnson moves to approve. Lorrie Mount 2nd. All in favor.
 - Rock Enhancement – Consideration for Racetrack & Newport - \$14,250
 - Possible consideration to phase into 2 year project
Lorrie Mount moves to hold off on this project for this year. Jayne Foote 2nd. All in favor.
Discussion included that the rock does seem sufficient at this time.

b). Discussion and Consideration for Spring Community Yard Sale

Attendees were asked if they had an interest. It was supported by all to proceed.

Key dates: Spring Break – March 11 – March 19 & Easter April 9th.

Jayne Foote noted it is best to hold this a few days prior to bulk pickup dates.

Lorrie Mount moves to host the community yard sale Saturday April 22nd. This flows with bulk pickup day. Jayne Foote 2nd. All in favor.

c). Discussion and Consideration for Non-compliance with ARC requests/Completion Forms.

- Consideration for fines to be imposed for lack of compliance.

Lorrie Mount moves to fully recognize the importance of this and failure to follow this process is a compliance violation that will result in possible fines being assessed. Bryan Johnson 2nd. All in favor.

This would include not completing an ARC prior to work beginning. It would also include not submitting the completion form.

Homeowner Forum –

- An owner was here to address the Board. 1180 Pincay has requested for rolling shutters.
- 584 Duran - Owner thanked the Board. She previously served on a Board for 15 years. She does have a blind father and he does not like commotion. The Board has been accommodating. She is interviewing landscapers and has had some flaking interviews. Will proceed with landscape ARC once final plan is in place.
- 592 Duran requested to paint. Wonders if this is the correct address. Lorrie Mount informed that she would go visit the home.

Schedule Next Meeting

May 16th, 2023 5:00 Open – 5:45 Executive

Adjourn - Lorrie Mount moves to adjourn at 5:40. Bryan Johnson 2nd. All in favor.

Accepted

Date