

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

April 19, 2022 @ 6:00 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	Absent
Gary Vicchirelli	Director	Present
Curtis Steadman	Director	Present

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

Call to Order & Establishment of Quorum – Lorrie Mount called the meeting order at 6:00 sharp noting quorum was met with (4) Directors in attendance.

Approval of Minutes – February 15, 2022 – Lorrie Mount read the minutes aloud for the attendees. Jayne Foote moved to approve the minutes as presented. Curtis Steadman 2nd. All in favor.

Homeowner Forum – There were (4) Owners present and offered an opportunity to speak.

Review of the Financial Report - January, February & March 2022 – Jayne Foote read the summary of the account balances and highlights of the overall financial status of the community. Lorrie Mount moved to approve. Curtis Steadman 2nd. All in favor.

Unfinished Business -

- a.) Discussion and Review of Revised Architectural Standards and Guidelines – Adoption Consideration -
A brief discussion was held to determine if the Board felt it in the best interest to email the Owners of the community for input. Owners present were in favor. Jayne Foote motioned to proceed to email notification with time limit to respond by May 15th. Gary Vicchirelli 2nd. All in favor.

- b.) Discussion and Consideration for 2022 Reserve Study – Bids & Vendor Selection –
Nevada Reserve Studies – Full Study – \$695 – Electronic Color copy
McCaffery – Level 1 - \$899
Management informed the Board Nevada Reserve Studies had conducted the study in the past and is very well know in the industry.
Jayne Foote moves to approve Nevada Reserve Study noting they accept payment upon completion. Lorrie Mount 2nd. All in favor.

New Business -

- a.) Discussion and Consideration for Community Social – The attendees did not feel this would be received well. The Board was hesitant to spend community dollars that may go to waste and it was unanimous to not proceed at this time.

Homeowner Forum - Lorrie Mount read the stipulations noting (3) minutes and that action cannot be taken at this time unless of an emergency nature.

- Owner informed there was another accident at the round-about. Flashing lights are way down on the priority list based on location. Has asked for 'speed humps' prior to entering.
- Contact Henderson is the best venue to try to reach the Mayor.
- An Owner pointed out that on Next door there is a new complex going in on Lake Mead. Another car wash is going in at this location near Fiesta. Suggested we 'lobby' for more restaurants. City council may be of some help however, the planning Commission is where the developers are going initially to present their building plans.
- Discussion included the City may have been granted funds to beautify our end of Boulder Highway.

Schedule Next Meeting

June 21, 2022 - 6:00 p.m.

Adjourn - Curtis Steadman motioned to adjourn at 6:42. Jayne Foote 2nd. All in favor.

Accepted

Date