

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

April 20, 2021 @ 6:00 p.m.

Location: Google Meet Video Conference

Owners advised to email management to gain entry to meeting.

Board Members:

Les Ratliff	President	Present
Jayne Foote	Secretary/Treasurer	Present
Lorrie Mount	Director	Present
Bryan Johnson	Director	Absent
Lynn Petronsky	Director	Absent

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

Call to Order & Establishment of Quorum-

Les Ratliff called meeting to order at 6:00 pm. Quorum was established.

Approval of Minutes – February 16, 2021-

Les Ratliff read minutes and noted two typos. Madeline Labrada stated will correct typos. Les motioned to accept minutes once corrections are made. Jayne Foote 2nd. All in favor.

Homeowner Forum –

No homeowners were present.

Review of the Financial Report - January & February 2021-

Joan Phillips went over financials, stated looking good so far for the year. Went over prepaid assessment amount and stated that the community is on track with the budget. Les Ratliff motioned to accept financials as presented. Lorrie Mount 2nd. All in favor.

Unfinished Business –

None

New Business -

a). Discussion and Review for 2021 Annual Review of the Reserve Study- Joan Phillips said that per NRS the board must review the reserve study. Les Ratliff stated reserve was reviewed when they created 2021 budget and that there are no additional landscape repairs needed as planting along Newport is being done. The Board reiterated that the city takes care of graffiti and that is the only other expense on the reserve for 2021. Lorrie Mount motioned to that the Reserve study has been reviewed. Les Ratliff 2nd. All in favor.

b). Discussion and Review for 2021 Insurance Renewal w/ American Family Insurance- Board discussed renewal prices and asked about workers comp. Joan Phillips stated that there was no statement for workers comp and she will find out if the community has a policy. If not premium is about \$495.00. Lorrie Mount motioned to find out if the community has workers comp and if not, to obtain with American Family and accept the insurance renewals. Les Ratliff 2nd. All in favor.

c). Discussion and Review of ARC Application Process- Les Ratliff went over ARC application procedures. Lorrie Mount suggested getting a second paint book for residents to “check out” and refer to when painting. Management advised will investigate prices on getting another paint book and come up with a sign in and out process. Joan Phillips also mentioned that management should send out a letter what

there are consequences are if an ARC is not submitted. Les advises to send out a sample to the owners of what a proper, completed ARC should look like.

d). Discussion and Consideration for Rescheduling Community Yard Sale to May 2021- Les Ratliff suggested the yard sale date be May 8th, bulk trash pickup is the following Monday. Joan Phillips asked if they should push it back to the following week, due to the 8th being Mother's Day. The board agreed that May 8th was best. Les Ratliff motioned to hold the yard sale on May 8th from 7:00 am to 2:00 pm. Lorrie Mount 2nd. All in favor.

Homeowner Forum –

Les Ratliff stated that the city has rescheduled the resurfacing of the streets for June of 2021. Joan Phillips asked who notifies owners. Les stated the city should notify owners but will check with the city to find out.

Schedule Next Meeting-

June 22, 2021 - 6:00 Open – 7:00 Open

Adjourn -

Les Ratliff motioned to adjourn meeting at 6:42 pm. Lorrie Mount 2nd. All in favor.

Accepted By

Date