

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

May 16th, 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 Vicchirelli	Director	Present
Curtis Steadman	Director	Present

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 noting a “Full House” to establish quorum.

Approval of Minutes –March 14th, 2023 – Curtis Steadman moved to approve followed by a 2nd from Director Johnson. All in favor.

Homeowner Forum – Lorrie Mount reiterated the ‘new plants’ look amazing and beautiful. Lorrie called for input from owners. No discussion regarding agenda items.

Review of the Financial Report - February & March 2023 – Jayne Foote noted the operating account is very well funded at \$65,544.00. She recognized the Reserve in excess of \$48,000. Noted delinquent accounts are minimal. Prepaid assessments are showing at roughly \$30,000.00. Lorrie Mount moves to approve the financials. Curtis Steadman 2nd. All in favor.

Unfinished Business -

- None

New Business -

a). Discussion and Consideration for 2023 Annual Review of the Reserve Study - - Lorrie Mount moved to approve the Annual Review of the Reserve Study. Management informed there were no expenses projected for 2023, however, the Board did spend \$5465 on landscape this spring. This has still positioned the funding level over 100%. Gary Vicchirelli 2nd. All in favor.

b). Discussion of Completed Landscape Enhancement – Cut back of Texas Rangers

- Newsletter Discussion – Lorrie Mount suggested to send a newsletter with photos of the before, during and after of the hard prune of the Texas Rangers.

This has now been discussed twice in the meeting. Photos were shared with attendees.

- Jayne Foote informed there were over 400 hits on Nextdoor alone with the posting of the yard sale weekends. April 22 & May 6 both had hits. Yard Sale – can do Fri and Sun if you like.

c). Discussion and Consideration for Personalized Community Yard Sale Banners – Brian Johnson motions to approve for 4. Lorrie Mount 2nd. All in favor.

Homeowner Forum –

- Owner was a bit disgruntled that it took 34 days. 1128 Pincay. This was not presented correctly and there was still clarification. It was the species of tree and size of tree that caused the delay. It was discussed there were a couple of personal issues with the Board during this window of time. ARC has been approved upon verbal clarification of a 15 gallon Mesquite tree.
- Speeders – he walks in the middle of the street. Stopped a blue Camero for speeding.

Schedule Next Meeting

July 18th, 2023 5:00 Open – 5:45 Executive

Adjourn - Lorrie Mount moved to adjourn at 5:31. Curtis Steadman 2nd. All in favor.

Approved

Date