

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

June 21, 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	Present
Gary Viccharelli	Director	Present
Curtis Steadman	Director	Present

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

Call to Order & Establishment of Quorum – President Mount called the meeting to order at 6:00 sharp. Quorum was met with all (5) Board members present.

Approval of Minutes – April 19, 2022 – Curtis Steadman moved to approve. Jayne Foote 2nd. All in favor.

Homeowner Forum – Lorrie announced each homeowner is welcome to speak up to 3 minutes on agenda items. No input from owners.

Review of the Financial Report - April & May 2022 – Jayne reiterated operating account balance of \$68,254.00 and reserve balance of \$46,622. She further informed we are nearly ½ way through the year so we still have some assessments coming in. No large expenditures anticipated. Lorrie Mount moves to approve. Bryan Johnson 2nd. All in favor.

Unfinished Business -

- a.) Discussion and Review of Revised Architectural Standards and Guidelines – Adoption Consideration – Lorrie Mount moves to approve the revised draft. Curtis Steadman 2nd. All in favor. Management informed this will be sent snail mail to Owners.
- b.) Discussion and Consideration for 2022 Reserve Study Update – Status Pending - Management explained this revision is still pending. Lorrie Mount moved to table to next meeting. Curtis Steadman 2nd. All in favor.

New Business -

- a.) Discussion and Consideration for Landscape Maintenance Contract Renewal – Open Bids –
J&G Landscape – \$1,600 plus call outs
Energetic – \$ 975.00
On Time - \$1,150

Management suggested to consider to table to email vote to go through each contract. The irrigation repair costs and call outs can vary from vendor to vendor. Depending on location of office, the dispatch time can be very costly if after hours or weekends.

Lorrie Mount moves to table for further review of bids. Bryan Johnson 2nd. All in favor.

Homeowner Forum – Lorrie Mount opened up Homeowner Forum.

- Discussion included that there is a new In and Out Burger moving into Water & Lake Mead
- Signs for meetings. Joan Phillips will get these to Lorrie Mount. Bryan Johnson has one sign.
- Jayne Foote had a homeowner ask about a newsletter. Need a quarterly newsletter to be sent with the ASG's.
- Home Decorations – REMIND – REMIND – REMIND. Ask for judges to volunteer. NEWSLETTER ARTICLE.
- Discussion to make wreathes for the entrance points. Newsletter.
- Discussion if the Bod can participate. If not on the judging panel the attendees were okay with Board members being a part of the competition.

Schedule Next Meeting

August 16, 2022 - 6:00 p.m.

Adjourn - Lorrie Mount motioned to adjourn at 6:36. Curtis Steadman 2nd. All in favor.

Accepted

Date