

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

August 16, 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	
Gary Viccharelli	Director	
Curtis Steadman	Director	

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

Call to Order & Establishment of Quorum – Lorrie Mount welcomed attendees noting it is 6:01 and all Board members are in attendance for quorum.

Approval of Minutes – June 21, 2022 – Curtis Steadman moved to approve. Lorrie Mount reviewed the minutes to inform attendees of happenings of the June meeting. Bryan Johnson 2nd. All in favor.

Homeowner Forum – Lorrie Mount opened Homeowner forum recognizing 3 minutes limit for discussion. Owner had questioned if the Landscape bids were sealed bids. Lorrie Mount confirmed these were sealed bids.

Owner reported Newport at East entrance has a dead cactus. Cactus garden has a dead plant. Inform Chicago.

Discussion included that there are rooster tails shooting during water times. Management to ensure they test the system.

Review of the Financial Report - June & July 2022 – Jayne Foote informed the attendees of the account balances and noted that the Board will consider moving the 3 CD's totaling nearly \$26,000 to the Reserve.

Prepaid assessments are still showing on Balance Sheet. We did have an unanticipated Back Flow repair for \$600 which was taken care of. Lorrie Mount motioned to approve the financials. Gary Viccharelli 2nd. Gary also moved to transfer the CD's from Operating to Reserve. Curtis Steadman 2nd. All in favor.

Unfinished Business -

- a.) Discussion and Consideration for 2022 Reserve Study Update – Final Draft Adoption – Lorrie Mount moves to table. Curtis Steadman 2nd. Discussion included the very high projection for landscape/irrigation repairs moving forward. This number jumped from \$20,000 to \$84,000 to \$110,000 over the life of the next study. Management had reached out to specialist Doug Taylor and he had adjusted from original projection of \$8.00 per square foot to \$5.00 per square foot. SHWA allocations are set at \$3.00 per sq foot. Lorrie Mount and Curtis Steadman agreed to reach out to Doug Taylor for additional work. All were in favor to table this agenda item.
- b.) Discussion and Consideration for Landscape Maintenance Contract Renewal- Ratification for Chicago – Lorrie Mount recognized following further review of the contracts provided, the Board had agreed to proceed with Chicago landscape. Lorrie so moves. Curtis Steadman 2nd. All in favor.

New Business -

- a). Discussion and Consideration for 2021 Financial Audit & Letter of Representation – NRS statute requires Audit to be done in conjunction with the 5-year Reserve Study

Management reviewed the highlights of the Letter of Representation noting the Audit team found no discrepancies in the Accounting practices. All appears in order. Lorrie Mount motioned to approve the Letter of Representation and Audit Draft. Bryan Johnson 2nd. All in favor.

b). Discussion and Consideration for Community Wreaths @ Entrance areas- Owner Volunteer – Lorrie Mount informed we had suggested to do wreaths for Christmas season. There is a volunteer who does this for a living and has offered to assist with reimbursement for cost of material. Lorrie suggested to proceed with up to \$500.00. Bryan Johnson felt this might be better to vote on following obtaining the final measurements and present the dollars prior to the decision. Bryan moves to table for final dollars. Gary Vicchirelli 2nd. All in favor.

c). Discussion and Finalization for Community Holiday Decoration Contest – Board discussed to have committee of volunteers for judging. Invitation was extended to attendees with no confirmed responses. Lorrie Mount moves for 1st, 2nd & 3rd place with gift cards to be awarded as follows: \$100, \$75 & \$50. Bryan Johnson 2nd. All in favor.

Homeowner Forum –

- Discussion included when the decorations can go up and down. 30 days prior, just before Thanksgiving. Down 2 weeks following.

Schedule Next Meeting

October 18, 2022 - 6:00 p.m.

Adjourn - Curtis Steadman motioned to adjourn at 6:40. Lorrie Mount 2nd. All in favor.

Accepted

Date