

Mountainside @ Green Valley Homeowners Association

Board of Directors Open Meeting Minutes

August 21, 2023 @ 5:00 p.m.

Location: Call Meeting:1-800-309-2350 Conference ID: 2468 5213

OR IN PERSON AT 129 W. Lake Mead Parkway #16 Henderson NV 89015

Board Members:

Brian Sherk	President	Present via conference call
Susan Sullivan	Secretary	Present
Felicia Darensbourg	Director	Appointed via email

Management: Colleen McGuire P&G Association Management-Supervising Community Manager

Call to Order & Establishment of Quorum – Management called the meeting to order at 4:59. Quorum was established with (3) members present.

John Janis from 23 Prairie Dog arrived on conference call

Organizational tabled from May 8, 2023 due to lack of Quorum

- Brian Sherk-President – 2021-2024
- Susan Sullivan – Secretary – 2022 – 2025
- Felicia Darensbourg -Director- 2023 to May 2024-Appointed

Susan Sullivan made a blanket motion to keep the same positions and welcome to Felicia Darensbourg. Brian Sherk 2nd. All in favor.

Approval of Minutes -Brian Sherk motioned to approve. Susan Sullivan 2nd. All in favor.

- May 8, 2023

Homeowner Forum –None

Review of the Financial Report - Brian Sherk motioned to approve. Susan Sullivan 2nd. All in favor.
April, May, June & July - 2023

- There is a due to reserves from the operating account in the amount of \$31,434.30 that has been accumulating since at least 2014.

Unfinished Business –

- Discussion and Consideration of Aerating yearly -Best time is February-\$2,600.00 – Brian Sherk motioned to table this item since Susan Sullivan does not think the aerating will make improvements to the grass or the water run off.
- Discussion and Consideration of meeting in the Park for discussion with homeowners regarding water bills and waste. Brian Sherk has been working on a letter for the meeting to be held in the park in the fall. The chosen date is October 7, 2023 in the morning. Brian to email letter for viewing to Board and management.
 - Pool area plumbing-sink shower, water fountain, roof tiles.

Management stated the water fountain should be working but the showers and sink in the bathrooms are in need of work. Also the roof tiles need work on the building at pool house. Brian Sherk motioned to have the roof inspected for repair service. Susan Sullivan 2nd. All in favor.

New Business -

- Discussion and Consideration of the review of the reserve study – Brian Sherk motioned to approve and says we are on track with the items above that need addressed, and on the projected expenses on the budget. Susan Sullivan 2nd. All in favor.
- Discussion and Consideration of the budget approval – Brian Sherk motioned to approve by maintaining the monthly assessment at \$135.00 p/m and adjusting the reserve assessment. Susan Sullivan 2nd. All in favor.
- Items in need of action: Pool area plumbing-sink and shower, water fountain, roof tiles,- Double entry remove from agenda.
- Discussion and Consideration of the 2022 Audit Draft – Brian Sherk motioned to approve. Susan Sullivan 2nd. All in favor.
- Discussion and Consideration of the yearly backflow reports –Susan Sullivan motioned to approve D&R Hydrant. Brian Sherk 2nd. All in favor.
- Discussion and Ratification of Tree trimming-September- Susan Sullivan motioned to ratify. Brian Sherk 2nd. All in favor. Management was given a name for a tree trimming person from a homeowner. Will work on getting information for bid in future.
- Discussion and Consideration of the current water bills – Just showed the monthly trends of water usage.

Updates –

- Re-plumbing of lines to each home. Bid expired. Discussions after meeting in park

Homeowner Forum – John Janis from 23 Prairie Dog said the Utility company or SNWA may increase the water in absorbent amounts before they would ever make Mountainside at Green Valley remove the grass since we are grandfathered in. Possible re-plumbing at each home may become evident.

Felicia Darenbourg asked how to proceed with broken sprinkler heads and what the protocol is moving forward. Flag it and notify management.

Schedule Next Meeting Open/Exec Budget Ratification Monday, November 20, 2023

Adjourn – Susan Sullivan motioned to adjourn at 5:44. Brian Sherk 2nd. All in favor.

Accepted

Date