

# Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

August 24, 2021 @ 6:00 p.m.

Location: Heritage Park-Senior Facility

300 S Racetrack Road, Henderson, NV 89015

## **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 6:02 pm. Quorum was met.

## **Approval of Minutes – June 22, 2021**

Les Ratliff read over the minutes and asked about miscellaneous charges that was inquired about during the last meeting. Joan Phillips stated that the miscellaneous charges are the gift cards the community purchases. Les Ratliff stated there was a mistake on the minutes the late fee was \$36.00 not \$34.00. Madeline Labrada stated she will correct and send that to Les for signature. Les motioned to accept minutes with the noted correction. Lorrie Mount 2<sup>nd</sup>. All in favor.

## **Homeowner Forum –**

None

## **Review of the Financial Report - May, June & July 2021-**

Joan Phillips went over financials stated operating has \$14698 without prepaid assessments. And that is an acceptable balance per the three-month recommendation by auditors.

Les Ratliff asked about reserve contribution, Joan Phillips advised contribution might be used in 2023. Les asked about graffiti in the reserve study. Joan Phillips advised that would be more of a discussion for the 2022 budget Les Ratliff motioned to accept financials. Lorrie Mount 2<sup>nd</sup>. All in favor.

## **Unfinished Business -**

a.) **Discussion and Consideration for Community Raffle August – Possible hold-** Lorrie Mount stated would be good for October's meeting. Les Ratliff stated that we could wait until January and gift cards would be doubled. Les motioned to hold until January's annual meeting. Jayne Foote 2<sup>nd</sup>. All in favor.

## **New Business -**

a.) **Discussion and Consideration for Fall Community Yard Sale-** Les asked attending owners for input. Jayne Foote stated the first bulk pickup day is on October 11<sup>th</sup>. Les Ratliff motioned to hold community on October 9<sup>th</sup>. Lorrie Mount 2<sup>nd</sup>. All in favor.

**b). Discussion and Consideration for 2022 Budget-** Les Ratliff asked about going over 100% funded on the reserve account. Joan Phillips did bring up asphalt and concrete work, Les stated that only asphalt would be by the trail near Duran. Les asked about putting funds in a CD. Joan recommended possibly enhancing the landscape and that would negate having to create a CD. Again Les recommended moving overage into a new CD. Les Ratliff motioned to put \$20,000 into a CD and leave \$6,000 in the reserve account. Jayne Foote 2<sup>nd</sup>. All in favor. Les Ratliff motioned to accept 2022 budget at purposed. Lorrie Mount 2<sup>nd</sup>. All in favor.

**c). Discussion and Consideration for 2022 Annual Calendar-** Joan stated calendar mirrors 2020 calendar. Les Ratliff motioned to accept calendar of meetings. Lorrie Mount 2<sup>nd</sup>. All in favor.

**d). Discussion and Consideration for P&G Association Management 2022 Contract-** Les Ratliff moved ahead to the two contracts the community has before discussing the budget. Les Ratliff motioned to accept contact at the same price. Lorrie Mout 2<sup>nd</sup>. All in favor.

**e). Discussion and Consideration for Chicago Landscape 2022 Contract-** Les Ratliff mentioned to accept the contract at the same price. Lorrie 2<sup>nd</sup>, she did voice some concerns and may discuss issues the following year. All in favor. Homeowner asked about landscapers scheduled and when they were supposed to be out. This owner also asked about large rocks along Newport. Les stated will speak to landscapers. Les Rattliff motioned to accept contract at the same price. Lorrie Mount 2<sup>nd</sup>. All in favor.

**f). Discussion and Consideration for Volunteer(s) to wax community monument signs-** Les Ratliff asked for volunteers, Lorrie said would volunteer if she had help. Les stated would be done on Saturday October 23<sup>rd</sup>. Owner, Rick Hoffner stated he might be able to volunteer will be in touch with Les.

**Homeowner Forum –**

- Vandalism of cars- Homeowner asked about getting a police presence around 3 or 4 am. Les also asked for the community to report things to management as well not just on Nextdoor. Also mentioned possibly forming a neighborhood watch. Lorrie stated that owners need to call 311 if something happens and they will address it.
- Newport Road Paving- Owner asked about possibly paving if the city was going to do anything. Les said would inquire with the city.

**Schedule Next Meeting**

October 19, 2021 - 6:00 Open – 7:00 Executive

**Adjourn**

Les Ratliff motioned to adjourn meeting at 6:53. Lorrie Mount 2<sup>nd</sup>. All in favor.

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Accepted By

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Date