

Mountainside Homeowners Association

Board of Directors Open Meeting Minutes

September 19th, 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	Absent
Gary Viccharelli	Director	Absent
Curtis Steadman	Director	Present

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

Call to Order & Establishment of Quorum – Jayne Foote called the meeting to order at 5:06. Quorum was recognized as noted above.

Approval of Minutes – July 18, 2023 – Jayne Foote noted a couple of typos – spelling on name. Jayne Foote moved to approve as presented with correction. Curtis Steadman 2nd. All in favor.

Homeowner Forum – Jayne Foote opened the Homeowner Forum for Owners to address. An Owner asked why they only get to address agenda items. Discussion include this is per parliamentary procedures. It was also mentioned that the Board would entertain owner input during the discussion of an agenda item.

Review of the Financial Report - June, July & August 2023 – Jayne Foote informed attendees that the community is doing well financially. The account balances were recognized. \$113,279 for total revenue in the accounts. Lorrie Mount moves to approve the review of the financial statements. Curtis Steadman 2nd. All in favor.

Unfinished Business -

- None

New Business -

- Discussion and Consideration for Fall Yard Sale Date – October 21st. Curtis Steadman moves to approve. Jayne Foote 2nd. All in favor. Management directed to send out via email blast. Post on Nextdoor. It was also discussed the community has new banners.
- Discussion and Consideration for 2023 Holiday Decorating Contest – Christmas & Halloween – Lorrie Mount explained that there was a Holiday decorating contest introduced last year. There was a committee to judge the contestants. There were (4) winners this past year and strong participation. Lorrie explained that the Board is considering adding Halloween. Jayne Foote confirmed there are funds for both contests. Jayne suggested prizes of \$150-1st \$125-2nd \$100-3rd \$75-4th \$50-5th = \$500 per contest. Lorrie Mount moves for (2) Contests at \$500 each. Curtis Steadman 2nd. All in favor.

Lorrie moved to purchase gift cards at Texas Roadhouse, Juans Flaming Fajita's and Blvd Grille, the new restaurant on Water Street. \$75 increments. And \$50.00. Joan to email the increments and prizes.

- Discussion and consideration for 2024 Budget – Joan Phillips reviewed the budget and stated the community should be fine with current funds available. Discussion included the Reserve Study does not call for a Reserve transfer for 2024. Suggested the Board may want to fund some from operating, to stay ahead of the larger jump suggested for 2026. Further discussion included that Cyber insurance will be necessary moving into 2024. This will replace the prior Reserve Transfer dollars. Jayne Foote moves to approve the proposed budget remaining at \$36.00 per quarter. Curtis Steadman 2nd. All in favor. Discussion included the cyber insurance needs and moving to an email vote as this was just presented to management.
- Discussion and Consideration for 2024 Annual Calendar of Meetings – 5:30 Open- Lorrie Mount informed they will move to 5:30 start to allow those folks who work to join in. Lorrie Mount moved to approve. Curtis Steadman 2nd. All in favor.

Homeowner Forum –

- Dave brought up having a neighborhood block party.
It would need to be done with the neighbors themselves rather than HOA.
- Where are the signs for the meeting. Lorrie Mount informed they did not attract attendees.
- Rick said thank you for acting on the cat flyer.
- Leaching through walls on Newport. Send violations from inspection.

Schedule Next Meeting

November 14th, 2023 5:00 Open – 5:45 Executive

Adjourn - Lorrie Mount moves to close the meeting at 5:47. Curtis Steadman 2nd. All in favor.

Accepted

Date