

# Mountainside Homeowners Association

## Board of Directors Open Meeting Minutes

August 25, 2020 @ 6:00 p.m.

Location: DUE TO THE COVID-19 VIRUS AND STAY HOME DIRECTIVE FROM GOVENOR  
SISOLAK:  
Google Meets Meeting

### Board Members:

Les Ratliff	President	Present
Jayne Foote	Secretary/Treasurer	Present
Lorrie Mount	Director	Present
Bryan Johnson	Director/ARC	Absent
Lyn Petronsky	Director	Present

Management: Joan Phillips, P&G Association Management, Community Manager  
Madeline Labarada, P & G Association Management, Administrative Assistant

Call to Order & Establishment of Quorum – Les Ratliff called the meeting to order at 6:01. Quorum was met with four Board members present.

Approval of Minutes – February 18, 2020 - Les Ratliff read the minutes aloud to attendees. Lorrie Mount motioned to approve. Jayne Foote 2<sup>nd</sup>. All in favor.

Homeowner Forum – Les Ratliff opened the Homeowner forum for agenda items. Homeowner inquired about a fall yard sale, Les indicated that was something he would like to do, asked if 10/24/2020 was an acceptable date. The other board members agreed and Les said management will send out an E-blast in the coming weeks. It should be noted that the participants are to maintain social distancing and use masks.

Homeowner inquired about the landscapers noting it looks like nothing is being done and bushes are overgrown. Les Ratliff stated that he will speak to the landscapers and address any concerns with them directly.

Owner mentioned that he has been seeing people walking around the community trying to get into unlocked cars. Les addressed concerns and said that he will get in contact with police to see if they will drive around the community to make their presence known. Lorrie also mentioned to not leave a garage remote in any vehicle parked outside.

Review of the Financial Report - November & December 2019 – Jayne Foote reviewed the bank account balances noting the Operating was down from last meeting, but that was due to owners paying the 2020 year in full in the beginning of the year. Les Ratliff motioned to approve. Lorrie Mont 2<sup>nd</sup>. All in favor.

Unfinished Business - None

New Business -

- a). Discussion and Consideration for 2020 Annual Review of the Reserve Study- Les Ratliff began by saying the reserve study looks good and he motioned to approve the reserve study. Les informed owners he had the irrigation system assessed and it will not be necessary to spent in 2021. He also noted graffiti is the City of Henderson responsibility to maintain due to the community having public streets. Lorrie Mont 2<sup>nd</sup>. All in favor

b). Discussion and Consideration for the 2021 Annual Budget- Lynn Petronsky asked to table the budget and would like to discuss again during the October meeting. She was inquiring about CD's, management stated that they have not received renewal information and will address with the board when the paperwork comes in. Joan Phillips informed everyone that the CD's are not budget related and we have a balanced budget for 2020 (required for non-profits). Lorrie Mount motioned to approve. Les Ratliff 2nd. All in favor.

Homeowner Forum - Les opened the floor, ARC applications were mentioned by the board and mentioned they are receiving incomplete applications and advised owners they must be filled out correctly before submitted to the board. ARC applications must maintain a specific start date and allow reasonable time for approval.

Schedule Next Meeting

October 20, 2020: 6:00 Open

- The Board will meet in a recognized workshop on September 22, 2020 – 4:00 meetings will be held over google meets until senior center opens.

Adjourn - Les Ratliff motioned to adjourn at 6:57. Lorrie Mount 2<sup>nd</sup>. All in favor.

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Accepted

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Date