

**SUN CITY MESQUITE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Minutes
April 16, 2019**

CALL TO ORDER

The Sun City Mesquite Homeowners Association Board of Directors meeting was called to order by President John Schippert, President, on April 16, 2019 at 1:29 pm Pacific time. The meeting was recorded.

ESTABLISHMENT OF A QUORUM

John Schippert	President	Phil Crapo	Community Manager
Donna Eads	Secretary	Lorraine Deshayes	Director of Compliance & Standards
Jim Karras	Treasurer	Ellen Rosenbaum	Seabreeze Vice President Nevada

MEMBER COMMENT PERIOD

Gary Elgort, 967 Blazing Star, Overland Trail noted that the Pioneer Press weekly newsletter contains a friendly reminder to homeowners to check their yards for weeds. It appears that although homeowners are working to clear their weeds, the common areas are overgrown with them. He believed these common areas need to be attended to as much as individual weeds.

APPROVAL OF CONSENT AGENDA

The Consent Agenda includes Letters or Note to the Board, Committees & Staff Reports, and Minutes of the January 15, 2019 Meeting. A motion was made by Secretary Eads to accept the Consent Agenda as presented. Treasurer Karras seconded. The vote was unanimous.

TREASURER'S REPORT

Jim Karras presented the Treasurer's Report ending February 28, 2019. Treasurer Karras made a motion to accept the February 2019 Treasurer's report. President Schippert seconded. The vote was unanimous.

FINANCE COMMITTEE RECOMMENDATIONS FROM MERRILL LYNCH INVESTMENTS

Treasurer Karras made a motion to approve the transfer of the following funds based on the Finance Committee's recommendations for Sun City Mesquite, Reserve Accounts, Excess Operating Account and Branding Iron. Transfers to occur May 7th and June 5th respectively. Secretary Eads seconded. The vote was unanimous.

OLD BUSINESS

John Schippert and Jim Karras recognized the Architectural Review Committee for their outstanding efforts in revising the guidelines. Jim Karras made a motion to approval the Revised Design Guidelines: Fifth Revision (5th) Effective 5.1.19. Secretary Eads seconded. The vote was unanimous.

NEW BUSINESS

- A. The Finance Committee reviewed the following items and is recommending them to the Board for consideration and approval.

1. John Davis, Facility Director, noted that the current HVAC system is 12 years old. Their normal life span is 7 years. Secretary Eads made the motion to approve the HVAC 10 Ton unit as a Reserve Expense in the amount of \$17,688.00. Treasurer Karras seconded. The vote was unanimously approved.
2. Treasurer Karras made a motion to approve the Dual Use Bicep/Tricep Machine as a Capital Expenditure in the amount of \$2,775.00. Secretary Eads seconded. The vote was unanimously approved.
3. Secretary Eads made a motion to approve 3 park benches and 2 concrete pads via Capital Excess Funds in the amount of \$7,220.00. Treasurer Karras seconded. The vote was unanimously approved.
4. Treasurer Karras made a motion to approve the replacement of drip irrigation from the Reserve Fund in the amount of \$15,927.00. Secretary Eads seconded. The vote was unanimously approved.
5. Treasurer Karras made a motion to approve painting items, fence, strips, medal wall etc. as a Reserve Expense in the amount of \$7,616.25. Secretary Eads seconded. The vote was unanimously approved.
6. John Davis noted that the current golf cart is over 10 years old and was used when it was purchased. Discussion centered on the benefit of gas powered vs. lithium battery and the safe storage of gas. Treasurer Karras made a motion to approve a golf cart replacement as a Reserve Expense in the amount of \$9,904.88. Secretary Eads seconded. The vote was unanimously approved.
7. This is a 5-year renovation program. Need to research how future funds are allotted to these repairs. Secretary Eads made a motion to approve repairs and updates to Village entrances as a Reserve Expense in the amount of \$24,640.00. Treasurer Karras seconded. The vote was unanimously approved.
8. Secretary Eads made a motion to approve a HVAC 6 Ton Roof Top Unit as a Reserve Expense in the amount of \$10,177.00. Treasurer Karras seconded. The vote was unanimously approved.
9. Treasurer Karras made a motion to approve increasing insurance umbrella coverage from \$5M to \$25M in the amount of \$2,060.00 via the Operating Expense account. President Schippert seconded. The vote was unanimously approved.

B. Committee Resignations and Additions

1. Communication Committee

President Schippert made a motion to accept the appointment of Linda Frady and Lavon La Fresnaye to the Communication Committee and to accept the resignations of Sherry Howie and Rob Gardner. Secretary Eads seconded. The vote was unanimously approved.

2. Architectural Review Committee

President Schippert made a motion to accept the appointment of Ron Barnum to the Architectural Review Committee and to accept the resignations of Bill Heiter and Daryl Forgie. Treasurer Karras seconded. The vote was unanimously approved.

3. Finance Committee

President Schippert made a motion to accept the resignation of Diane Ouellette from the Finance Committee. Secretary Eads seconded. The vote was unanimously approved.

BOARD DISCUSSION / COMMENTS

Treasurer Karras thanked everyone who was involved in the committees for donating their time and efforts to the community and welcomed the new volunteers.

MEMBER COMMENT PERIOD

George Michnick, 1104 Starlight Terrace, Split Rail, had several areas of concern. A) The lack of homeowner attendance. He asked that the Board research as to why attendance is so low. B) Tremendous weed problem and Kokopelli's use of roundup - the health hazards it presents to humans and animals. C) Debris blowing in his yard from common areas that Kokopelli did not completely remove. Suggested that someone from the HOA oversee landscapers to ensure they are doing their job. D) The new construction on Tortoise mountain is very hard on his health, due to the equipment emitting black smoke and the smell of diesel fuel. He would like to know if the problem could be rectified.

Dave Z. wanted to thank the staff for the great job they were doing, especially with the significant increase in homeowners. He acknowledged the work Isaiah, Seabreeze, had done regarding getting the HOA assessments out in a timely manner, and was very appreciative of the work of the Finance Committee in saving about \$25,000 to \$40,000 per year. He also stated that this is an election year and that Donna Eads has done such a great job, he hopes she runs for reelection.

Next Meeting – July 16, 2019 @ 1:30 pm

ADJOURNMENT April 16, 2019 at 2:25 pm

Secretary Eads motioned to adjourn. Treasurer Karras seconded. Vote was unanimous

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 16TH DAY OF JULY, 2019.

Board Member

Donna Eads, Secretary 7/16/19

ANTHEM MESQUITE MASTER HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Minutes
April 16, 2019

CALL TO ORDER

The Anthem Mesquite Homeowners Association Board of Directors meeting was called to order by President John Schippert, President, on April 16, 2019 at 2:26 pm Pacific time. The meeting was recorded.

ESTABLISHMENT OF A QUORUM

John Schippert	President	Phil Crapo	Community Manager
Donna Eads	Secretary	Lorraine Deshayes	Director of Compliance & Standards
Jim Karras	Treasurer	Ellen Rosenbaum	Seabreeze Vice President Nevada

MEMBER COMMENT PERIOD

Gary Elgort, 967 Blazing Star, Overland Trail expressed concern about the costs of the waterfall and ponds because he thought they wouldn't really affect the homeowners. Treasurer Karras clarified that the costs would be absorbable and nominal over time.

APPROVAL OF MINUTES

Secretary Eads made a motion to approve the minutes of the January 15, 2019 meeting. Treasurer Karras seconded. The vote was unanimously approved.

TREASURER'S REPORT

Jim Karras presented the Treasurer's Report ending February 28, 2019. As of that date, the Association has 1,564 members. Treasurer Karras made a motion to accept the February 2019 Treasurer's report. President Schippert seconded. The vote was unanimously approved.

FINANCE COMMITTEE RECOMMENDATIONS FROM MERRILL LYNCH INVESTMENTS

Treasurer Karras made a motion for the Reserve Account to approve moving \$25,000 into an 18-month CD after it matures on June 28, 2019, but not to move the \$25,000 as recommended on May 9, 2019. That \$25,000 will go into the cash reserve account after the CD matures. \$25,000 in Excess Operating is to move to another 12 month CD. Secretary Eads seconded. The vote was unanimously approved.

ACTIONS WITHOUT RATIFICATIONS

President Schippert made a motion to accept the ratification (Pond #11) for pump replacement in the amount of \$1,991.00 and to drain the water and clean the ponds in the amount of \$3,700.00. Both will be funded from the Reserve account. Secretary Eads seconded. The vote was unanimously approved.

OLD BUSINESS

None