

**SUN CITY MESQUITE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

Pioneer Center  
1350 Flat Top Mesa, Mesquite, NV 89034

October 20, 2020

**MINUTES**

**(Via Zoom and Conference Call)**

*This meeting was recorded*

**CALL TO ORDER**

The meeting was called to order by President John Schippert at 5:00 pm

**ESTABLISHMENT OF A QUORUM**

|               |                |                            |
|---------------|----------------|----------------------------|
| Board Members | John Schippert | President (Zoom)           |
|               | Jim Karras     | Treasurer (Zoom)           |
|               | Donna Eads     | Secretary (Pioneer Center) |

|                 |                   |  |
|-----------------|-------------------|--|
| Other Attendees | Phil Crapo        | Community Manager (Pioneer Center)                           |
|                 | Lorraine Deshayes | Director of Compliance (Pioneer Center)                      |
|                 | John Davis        | Facility Director (Pioneer Center)                           |
|                 | Clint Warrell     | Vice President, Large-Scale Communities,<br>Seabreeze (Zoom) |

**MEMBER COMMENT PERIOD**

Bill Saunders, 889 Dutch Oven Lane (Oxen Ridge), expressed concerns about the unkempt condition of the orchard adjacent to his property. John Schippert noted that a plan has been put together in conjunction with the landscape committee to address this issue.

M'recia Elfervig requested information regarding a reserve study of the poor condition of the pickleball courts and the budget plan and time frame for rebuilding the courts.

**APPROVAL OF MINUTES**

Secretary Eads made a motion to approve the minutes of the July 14, 2020. Treasurer Karras seconded. Vote was unanimous.

**CONSENT AGENDA**

Secretary Eads made a motion to approve the Consent Agenda. Treasurer Karras seconded. Vote was unanimous.

**TREASURER'S REPORT**

Jim Karras presented the Sun City Mesquite Treasurer's Report ending August 31, 2020. The HOA currently has 1,788 members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. One member-account is currently in collection and there are no pending civil claims or actions. Treasurer Karras made a motion to accept the Treasurer's Report as presented. Secretary Donna Eads seconded. Vote was unanimous.

Financial Recommendations from Merrill Lynch

Treasurer Karras made a motion to approve Merrill Lynch's recommendation for Sun City Mesquite Reserve account to invest in one 3-12 month \$200,000 CD for November and one 3-12-month \$200,000 CD for December; and Branding Iron in one 3-month \$50,000 CD. There are no changes to the Excess Operating account.

Acknowledgement Only

Item C (CPA Representation Audit Letters, July 15, 2020) and Item D (Transfer of funds to Reserves in the amount of \$114,676) are for acknowledgement only. There is no motion necessary.

**OLD BUSINESS**

None

**NEW BUSINESS**

A. Hilburn & Lein, CPAs – Letter of Understanding - year end 2020 audit.

Secretary Eads made a motion to accept Hilburn and Lein's Letter of Understanding for the 2020 audit. Treasurer Karras seconded. Vote was unanimous.

B. Outdoor Pool Hours

President Schippert made a motion to discontinue heating the outdoor pool as of November 2, 2020 due to the seasonal drop in temperature. Treasurer Karras seconded. Vote was unanimous.

C. Kokopelli 3-year contract

Treasurer Karras made a motion to approve the agreement through December 2023 for landscape maintenance noting there may be an adjustment to Branding Iron. Secretary Eads seconded. Vote was unanimous.

D. Seabreeze Contract

Treasurer Karras made a motion to approve the one-year agreement with Seabreeze which includes a 2½% increase. Secretary Eads seconded. Vote was unanimous.

E. Revision to Architectural Guidelines – October 20, 2020

Secretary Eads made a motion to postpone the design guidelines until President Schippert completes the full document and approve an action without meeting. Treasurer Karras seconded. Vote was unanimous.

F. Name Change: SCM Table Tennis to Ping Pong Playaha

Treasurer Karras made a motion to accept the name change. Secretary Eads seconded. Vote was unanimous.

G. Disband Mesquite Shutterbug

President Schippert made a motion to disband the Mesquite Shutterbug Club. Treasurer Karras seconded. Vote was unanimous.

H. Finance Committee Amendment – Charter 16-01 10/20/20

Treasurer Karras made a motion to accept the revised amendment to the Finance Committee Charter to add one potential member from Branding Iron. Secretary Eads seconded. Vote was unanimous.

I. New Floral Arrangement – Pioneer Center

Treasurer Karras made a motion to approve a \$9,000 capital expenditure for floral arrangements. Secretary Eads seconded. Vote was unanimous.

J. Reserve Expense to Update Fruit Tree - Formal Garden

Secretary Eads made a motion to approve a reserve expense in the amount of \$19,779 for refreshing and updating the fruit tree portion of the Formal Garden. Treasurer Karras seconded. Vote was unanimous.

K. 2021 Budget (Sun City Mesquite and Branding Iron)

Treasurer Karras made a motion to accept the Sun City Mesquite budget as prepared by staff and retain the current assessment in 2021. Secretary Eads seconded. Vote was unanimous. Treasurer

Karras made a motion to postpone the acceptance of the Branding Iron budget due to water costs which could be a potential increase to their assessment in 2021. Secretary Eads seconded. Vote was unanimous.

### **BOARD DISCUSSION/COMMENTS**

President Schippert advised Phil Crapo to add the concerns regarding the pickleball courts to the November Manager Board workshop for further discussion. The Board will put together a timeline, along with a master plan and how to execute it. It was noted that the slow reopening of the Pioneer Center has been very successful.

### **NEXT MEETING**

The next meeting is scheduled for January 19, 2021 @ 5:00 pm

### **MEMBER COMMENT PERIOD**

Amy Wells stated that the current reservation system for the pickleball courts is very cumbersome. She thought that open play and a sign-in sheet might solve many of these issues. She suggested a survey be given to the actual players to determine specific needs.

Mrecia Elfervig requested a copy of the reserve budget to verify the amount designated for upgrading the pickleball courts in 2021.

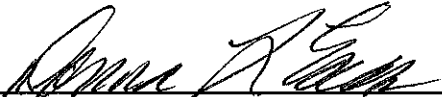
Dan Shallbetter suggested that the Board do a cost benefit analysis and utilization study before spending almost half a million dollars to improve the pickleball facilities for a small minority of the community. He would like to know if the amount of people using it justifies the expenditure.

### **ADJOURNMENT**

Secretary Eads made a motion to adjourn. Treasurer Karras seconded. Vote was unanimous. Meeting adjourned at 6:40 pm.

Respectfully submitted  
Barbara Rechcygiel

**THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 19<sup>TH</sup> DAY OF JANUARY, 2021.**

BOARD MEMBER  1/19/2021