

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

Pioneer Center  
1350 Flat Top Mesa, Mesquite, NV 89034

April 20, 2021

**MINUTES**

**(Via Zoom and Conference Call)**

*This meeting was recorded*

**CALL TO ORDER**

The meeting was called to order by President John Schippert at 1:30 pm

**ESTABLISHMENT OF A QUORUM**

<u>Board Members</u>	John Schippert	President (Pioneer Center)
	Lauren Van Tussenbroek	Treasurer (Zoom)
	Donna Eads	Secretary (Pioneer Center)
<u>Other Attendees</u>	Phil Crapo	Community Manager (Pioneer Center)
	John Davis	Facility Director (Pioneer Center)
	Clint Warrell	Vice President, Large-Scale Communities, Seabreeze (Zoom)

**MEMBER COMMENT PERIOD (Agenda)**

None

**CONSENT AGENDA / APPROVAL OF MINUTES**

Secretary Eads made a motion to approve the Consent Agenda which included the minutes of the January 19, 2021 meeting. President Schippert seconded. Vote was unanimous.

**TREASURER'S REPORT**

Approval of Treasurer's Report

Treasurer Van Tussenbroek presented the Sun City Mesquite Treasurer's Report ending February 28, 2021. The HOA currently has 1,863 members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. No homeowner account is currently in collection and there are no pending civil claims or actions. Treasurer Van Tussenbroek made a motion to accept the Treasurer's Report as presented. President Schippert seconded. Vote was unanimous.

Financial Recommendations from Merrill

Secretary Eads made a motion to approve Merrill's investment recommendations for the Sun City Mesquite Reserve Account which includes two 12-month CDs in the amount of \$200,000, one 6-month CD in the amount of \$200,000 and one 24-month CD in the amount of \$200,000. The motion included the approval of investing in two 3 to 12-month CDs in the amount of \$45,000 each for the Sun City Excess Operating Account. There are no recommendations for Branding Iron at this time. Lauren Van Tussenbroek seconded. Vote was unanimous.

**OLD BUSINESS**

President Schippert made a motion to approve the Design Guidelines subject to the addition of one more item and final review by counsel. Guidelines will carry an April 20, 2021 date and will be sent to the homeowners upon finalization by counsel. Secretary Eads seconded. Vote was unanimous.

## NEW BUSINESS

- A. Action by Declarant  
Removal of Jim Karras and appointment of Lauren Van Tussenbroek to Board of Directors. Formal notice of change in personnel. No action is necessary.
- B. Changes to Communications Committee  
Secretary Eads made a motion to accept Susan Deprez as a new member of the Communication Committee. President Schippert seconded. Vote was unanimous.
- C. Covenant Committee  
Secretary Eads made a motion to accept the resignation of Mick Stilley from the Covenant Committee and to accept Barbara Russell as their new member. President Schippert seconded. Vote was unanimous.
- D. ARC Committee  
Secretary Eads made a motion to accept the resignation of Bob Nicholls from the ARC Committee. Lauren Van Tussenbroek seconded. Vote was unanimous.
- E. Name Change – Home & Garden Club to Garden Club  
Secretary Eads made a motion to accept the name change of the Home & Garden Club to the Garden Club. Lauren Van Tussenbroek seconded. Vote was unanimous.
- F. Pickleball Club By-Laws  
Secretary Eads made a motion to accept the revision to the Pickleball Club By-Laws. President Schippert seconded. Vote was unanimous.
- G. Sealing of Roads  
President Schippert made a motion to approve the sealing of the roads in the amount of \$138,160.39 (Reserve account). Secretary Eads seconded. Vote was unanimous.
- H. Additional Shade Covers at Pool Area  
President Schippert made a motion to approve two additional umbrellas in the amount of \$10,814.52. Secretary Eads seconded. Vote was unanimous.
- I. Bollards in Bridge Landing  
President Schippert made a motion to approve the bollards in Bridge Landing in the amount of \$2,250.00 (capital expenditure). Secretary Eads seconded. Vote was unanimous.

## BOARD DISCUSSION/COMMENTS

President Schippert addressed concerns from homeowners regarding the outdoor court facilities. He noted that the improvements include resurfacing which involves the complete removal of the asphalt. Nets will be taken down and fencing may have to come down as well. The courts will be replaced with 6" of post tension concrete, which is the standard construction. The project is anticipated to start in June and will be completed no later than October 1, 2021. The HOA is reviewing some suggested improvements, i.e. storage, additional shade structures, new style partitions to pickleball courts to see if the current layout can accommodate them. The following issues were presented to the Board for their response.

- 1) Concerns were addressed about certain residents being able to dictate how the sports facilities are managed. President Schippert noted that new emphasis has been placed on the amount of sound generated from the courts. The Association tries to represent everyone in the community and those who don't participate in the sport are as much a part of the community as those who do. The Association is trying to do what is best for everyone.
- 2) Some residents felt that the tennis club is allowed to determine how the sports courts will be allocated. President Schippert explained that the Board looks at all clubs, not just one. One club is not allowed to dictate how another club operates. For example, the pickleball courts were initially a shared space with basketball. At the time the pickleball courts were built, the demand was not there. The final decision has been made to keep the pickleball and tennis courts as they are today.
- 3) The current property is owned by the Association. There are a lot of legal aspects involved regarding the courts. After meeting with numerous legal teams, the Board felt it would not be financially responsible to subject residents to a long-term legal challenge.
- 4) Decibel Study / Sound Nets. There hasn't been a decibel study done at SCM. Decibel studies are used by cities and municipalities for fines and to find a level of approved noise for noise pollution. Pickleball courts are not necessarily noise pollution but in a court of law, they can be considered "a nuisance", particularly if there is an increase in use of the courts. Sound nets only work if all of the

adjoining properties are at the same level. Since some of the homes are above the current courts, a sound net would not provide any relief for them.

- 5) No timeline has been established at this point for the construction of sixteen additional courts. The Association is looking for an appropriate location that will not impact current and future residents. When the new courts are built, they will be a stand-alone facility.

**NEXT MEETING**

The next meeting is scheduled for July 20, 2021 at 1:30 pm

**MEMBER COMMENT PERIOD** *(Any Item)*

Bernadette Snyder asked if the Board knew when covid changes would occur and what it would mean for the residents. May 1, 2021 is the time frame the Governor has set. Since we are still part of Clark County and not considered rural, we are subject to Las Vegas directives, therefore the mask mandate may not be removed. The Board will keep the residents informed of changes as they occur.

**ADJOURNMENT**

Secretary Eads made a motion to adjourn. President Schippert seconded. Vote was unanimous. Meeting adjourned at 2:21 pm.

Respectfully submitted  
Barbara Rechcygiel

**THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20<sup>th</sup> DAY OF JULY, 2021.**

**BOARD MEMBER** *Donna Eads, secretary 7/20/21*

**ANTHEM MESQUITE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

Pioneer Center  
1350 Flat Top Mesa, Mesquite, NV 89034

April 20, 2021

**MINUTES**

**(Via Zoom and Conference Call)**

*This meeting was recorded*

**CALL TO ORDER**

The meeting was called to order by President John Schippert at 2:22 pm

**ESTABLISHMENT OF A QUORUM**

Board Members

John Schippert	President (Pioneer Center)
Lauren Van Tussenbroek	Treasurer (Zoom)
Donna Eads	Secretary (Pioneer Center)

Other Attendees

Phil Crapo	Community Manager (Pioneer Center)
John Davis	Facility Director (Pioneer Center)
Clint Warrell	Vice President, Large-Scale Communities, Seabreeze (Zoom)

**MEMBER COMMENT PERIOD (Agenda)**

None

**APPROVAL OF MINUTES**

Secretary Eads made a motion to approve the minutes of the January 19, 2021 meeting. President Schippert seconded. Vote was unanimous.

**TREASURER'S REPORT**

Approval of Treasurer's Report

~~Treasurer Van Tussenbroek presented the Anthem Mesquite Treasurer's Report ending February 28, 2021. The HOA currently has 1,863 members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. No homeowner account is currently in collection and there are no pending civil claims or actions. Treasurer Van Tussenbroek made a motion to accept the Treasurer's Report as presented. Secretary Eads seconded. Vote was unanimous.~~

Financial Recommendations from Merrill

Secretary Eads made a motion to approve Merrill's recommendation of one 12-month CD in the amount of \$50,000 for the Reserve account and one 12-month CD in the amount of \$25,000 for the Excess Operating Account. President Schippert seconded. Vote was unanimous

**OLD BUSINESS**

None

**NEW BUSINESS**

- A. Action by Declarant: Removal of Jim Karras and appointment of Lauren Van Tussenbroek to Board of Directors.  
President Schippert made a motion to remove Jim Karras as Treasurer and to appoint Lauren Van Tussenbroek to the Board of Directors. Secretary Eads seconded. Vote was unanimous.

B. Hole #11 Water Feature Fill Valve

President Schippert made a motion to approve the Hole #11 Water Feature Fill Valve in the amount of \$5,100 (reserve account). Treasurer Van Tussenbroek seconded. Vote was unanimous.

C. Waterfall Lighting - Hole #11

President Schippert made a motion to approve the replacement of the waterfall lights at Hole #11 in the amount of \$4,950.00 (reserve account). Secretary Eads seconded. Vote was unanimous.

**BOARD DISCUSSION/COMMENTS**

Secretary Eads noted an update for Bernadette Snyder regarding covid restrictions. Clark County just announced it will allow up to 80% capacity with 3-foot social distancing starting May 1, 2021.

**NEXT MEETING**

The next meeting is scheduled for July 20, 2021 at 2:30 pm

**MEMBER COMMENT PERIOD (Any Item)**

Dave Z. asked if the Board would consider placing a large American flag at the top of Tortoise Mountain or other prominent location within Sun City as a tribute to the many veterans in the community. Duane Gillman offered to help Dave in this endeavor with regard to location, height, city regulations, etc.

**ADJOURNMENT**

Secretary Eads made a motion to adjourn. Treasurer Van Tussenbroek seconded. Vote was unanimous. Meeting adjourned at 2:43 pm.

Respectfully submitted  
Barbara Rechcygiel

**THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20<sup>TH</sup> DAY OF JULY, 2021.**

BOARD MEMBER

*Donna Eads, Secretary 7/20/21*

**Special Session  
Board of Directors Meeting**

**Minutes**

July 6, 2021  
(Meeting was recorded.)

**Attendees**

Present

John Schippert - President  
Donna Eads - Secretary  
Lauren Van Tussenbroek – Treasurer (Via phone)

Guests

Phil Crapo      SCM General Manager  
John Davis      Facility Director

**Opening Bids for the Restoration of the Pickleball and Tennis Courts.**

The meeting was called to order by President Schippert July 6, 2021 at 10:001 a.m. Pacific time.

**Member Comments**

None at this time.

**Proposals**

Four proposals were originally sent to various contractors. Only one bid was received, so an additional 4 proposals were sent to different contractors. The results are listed below.

Keller Davis

Bid received

Chrissy Builders

Declined to bid due to scheduling, the current state of the construction industry, too busy to come to Mesquite, not comfortable working with the homeowners' association.

~~Legacy Construction – Mesquite~~

~~Declined to bid based on schedule and workload.~~

~~Progressive Contractors – St. George~~

~~Declined to bid based on bonding and HOA issues.~~

GB Group.

No longer have a Nevada contractor's license.

Kokopelli Landscaping

Declined to bid based on schedule and having the correct licensing for concrete.

Tennis & Track Company - Salt Lake City

Contacted several times - no response

Parker Tennis Company – Salt Lake City

Contacted several times - no response

President Schippert opened the one sealed bid from Keller Davis, LLC, which included the following items.

Demo concrete	\$ 618,483
Resurfacing (Color Coating)	\$ 76,500
Chain Link Fencing	\$ 75,221
Awnings / Storage Building / Engineering Permits and Fees	\$ 149,133 (includes \$ 40,000 for storage and \$ 20,000 for permits and fees)

President Schippert noted that the "wish list" for the proposal included: additional permanent awnings and shades for both the tennis courts and pickleball courts, additional shade structures outside the courts, and a storage building. He requested a breakdown of individual costs for the awnings

Secretary Eads stated that the cost of the demo, resurfacing and chain link fence could be taken from the Reserve fund. She also stated that the bid included a limited one-year warranty.

President Schippert made a motion to approve Keller Davis LLC's proposal in the amount of \$979,337.67 with the following revisions.

- Remove storage building
- Adjust permits and fees associated with storage building.
- Remove 20 x 20 and 30 x 40 canvas shade structures
- Meet with the Board of Directors
- Provide a reference list
- Submit revised proposal

Secretary Eads seconded. Vote was unanimous. Note: Approval of this proposal. does not mean a contract has been signed.

### Comments

Amy Wells asked about removal of the chain link fence and how long it would take for the vetting process. Parts of the chain link fence will be reused to provide better access. It is anticipated that vetting will be completed by July 20, 2021.

Larry Coulson noted there was nothing included in the bid about removing and reinstalling lights. This is a separate entity for engineering because the lights are not being removed or reinstalled. Work will be done around the skirt where lighting poles are. Lead time for the project from start to finish is unknown at this time. He was also concerned about the cost of the project. Secretary Eads advised that this project has been under review for 3 years and that the Finance Committee has been planning for it. President Schippert advised that Pulte will be building 16 more courts in the near future.

Duane Gillman advised that if anyone had questions about the financial aspects, they were welcome to contact the Finance Committee. He would also be willing to meet with the contractor regarding any issues.

Dave Z was concerned about high wind, noise, dust, etc causing an issue because of the proximity of houses to the jobsite. President Schippert noted that our standard contract addresses these issues as well as portable restrooms, in addition to compliance with City of Mesquite ordinances.

Fred expressed concern regarding the cost of the project. President Schippert noted that it should be reduced due to the Board's request for the removal of some items. He also requested dissemination of information as the project progresses. He noted his and President Schippert's discussion regarding rails and handicap accessibility at the bocce courts.

### Next Meeting

The next meeting will be July 20, 2021.

### Adjournment

Secretary Eads made a motion to adjourn the meeting. Treasurer Van Tussenbroek seconded. Vote was unanimous.

Respectfully submitted,

Barbara Rechcygiel

*Janet Eads, Secretary*  
7/20/21