

**ANTHEM MESQUITE MASTER ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING**

Tuesday, July 12, 2016
Sun City Mesquite Recreation Center Veterans Memorial Hall
1350 Flat Top Mesa Drive, Mesquite, NV 89034

MINUTES

CALL TO ORDER

The meeting was called to order by Director Schippert, at 2:49 pm.

ESTABLISHMENT OF QUORUM

John Schippert, President	Lisa Dale	Seabreeze CEO - Owner
Donna Eads, Secretary	Isaiah Henry	Seabreeze - President
Leeanne Brock, Treasurer	Philip Crapo	General Manager
	Presilla Ramos-Garcia	Administrative Assistant
	Staff: Mike Fitzgerald, Lori Arnone & Deborah Demos – Present Lorraine Deshayes – Absent	

MEMBER COMMENT PERIOD

Dave Zeleniak – Audio Recordings conversion equipment request attached.

APPROVAL OF MEETING MINUTES

Treasurer Brock made a motion to approve the April 12, 2016 & June 6, 2016 minutes as presented. Seconded by Secretary Eads; passed unanimously.

REVIEW OF FINANCIAL REPORTS

Treasurer Brock presented the most current Treasurer's Report for Anthem Mesquite Master covering the time period of March, April & May 2016. Treasurer Brock made a motion to approve the Treasurer's Report as presented. Seconded by President Schippert; passed unanimously.

Secretary Eads made a motion to accept the 2015 Audit as presented by Hilburn & Lein. Seconded by Treasurer Brock; passed unanimously.

Treasurer Brock made a motion to accept the insurance proposal for 2016-2017 as presented by LaBarre – Oksnee. Seconded by President Schippert; passed unanimously.

Secretary Eads made a motion to accept the addendum of Resolution 16-03 "Landscape Committee". Seconded by President Schippert; passed unanimously.

Secretary Eads made a motion to approve the Landscape Committee with 5 members. Seconded by Treasurer Brock; passed unanimously.

Treasurer Brock made a motion to ratify the "Action Without Meeting" of the Board for the Reserve expenditures of cleaning the waterfall ponds. Seconded by President Schippert; passed unanimously.

Treasurer Brock made a motion to approve the Level III Reserves Study to begin January 1, 2017. Seconded by Secretary Eads; passed unanimously.

OLD BUSINESS: None

ADJOURNMENT/NEXT MEETING: There being no further business, Treasurer Brock moved to adjourn the meeting at 3:12 pm, seconded by Secretary Eads, the vote passed unanimously. The next meeting will be on October 11, 2016.

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS

11 DAY OF October, 2016

Board Member Donna Eads, Secretary

AMM Board Meetings - July 12, 2016
Potential Non-Compliance of Board Meetings re: NRS 116
Unit Owner Comments to the Board of Directors - Agenda Session

The minutes for the June 6, 2016 Board Meeting are inadequate & do not meet the standards as set forth in NRS 116.31083 # 8 (c) & (e). There are only 4 items - 3 motions & approvals and 2 sentences of discussions. This does not capture anywhere near the level of discussions that occurred in a 1 hour meeting. This is 1 example and there are past minutes with similar deficiencies.

Not only was it difficult to hear in a room full of 150 people, but the substance of all the Unit Owner comments are nowhere in the minutes and forever lost. Not to mention they were erroneously instructed to speak only to the Board on several occasions. This practice must cease.

There is an audio recording of the meeting, but it is not converted to a written transcript. This makes it extremely difficult to find information on the meeting. Convert the audio to text. There is software to perform this action and it saves Admin time.

According to NRS 116, every Unit Owner who speaks during the comment periods can ask the Board to include the substance of their comments in the minutes & they are also allowed to provide a written set of comments to include with the Board minutes.

Unit Owners - this is your responsibility to communicate to the Board and have it recorded. Be articulate & provide recommendations that are well thought out and documented.

The Agenda does not contain any items regarding the 2017 Budget even though we were asked to provide inputs in the weekly Pioneer Press. Also absent is any direction provided to the Finance Committee regarding the 2017 Budget.

Regards,

David A. Zeleniak /s/
1100 Prairie Schooner Ct