

**ANTHEM MESQUITE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**Minutes
July 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 July 16, 2019 at 3:34 pm Pacific time. The meeting was recorded.

ESTABLISHMENT OF A QUORUM

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

MEMBER COMMENT PERIOD

None

Regular Agenda

1. Approval of Minutes for April 10, 2019

Secretary Eads made a motion to accept the Minutes of April 10, 2019 as presented. John Schippert seconded. The vote was unanimous.

2. Approval of Treasurer's Report – May 2019

A. As of May 30, 2019, the Association has 1607 members. The associations operating revenue for the 5 months ending May 31, 2019 totaled is \$381,936. Expenses totaled \$327,095. The association reserve fund allocations to date total \$18,005 which includes interest. The year to date reserve expenses are \$6,065. The Board has reviewed the comparison of budget to actual and noted no unexplained significant variations.

Revenues for the year were \$382,000 which is \$13,000 better than budget with expenses of \$327,000 which is \$28,000 less than budget projection. Cash in the operating account totaled \$214,327. Cash in the reserve account totaled \$251,109. There are no unusual or unreconciled items. No member account is currently in collections as of May 31, 2019. He also noted that as of that date, there are no pending civil actions or claims submitted to arbitration or mediation in which the association is a party.

John Schippert made a motion to approve the Treasurer's Report. Secretary Eads seconded. The vote was unanimous.

B. Ratification: Increase Umbrella Coverage to 10M

Donna Eads made a motion to increase the umbrella coverage to increase the coverage from \$5M to \$10M. John Schippert seconded. Vote was unanimous.

OLD BUSINESS

None

NEW BUSINESS

- 1) Finance Committee Recommendations for Merrill Lynch Investments.
Secretary Eads made a motion to accept the CD maturity suggested by Merrill Lynch. John Schippert seconded. Vote was unanimous.
- 2) Finance Committee Recommendation of Erick Johnson with Hester Heitel Company as AMM Insurance Broker and Agency
Secretary Eads made a motion to approve Hester Heitel as our insurance broker and agency. John Schippert seconded. Vote was unanimous.
- 3) Acceptance of Annual Audit for 2018
Audit Report: Phil Bateman
The Anthem Mesquite Association received an "unqualified audit opinion" - the highest opinion that can be given on the financial statement audit. All funds are fully FDIC insured. As of December 31, 2018, the Association had total assets of \$360,000, total liabilities of \$95,000 for a net fund balance of \$266,000. For 2018, Anthem Mesquite Master had revenues of \$790,000 and spent \$771,000 resulting in excess revenues of \$18,000. Anthem Mesquite Master transferred \$40,000 into the reserve and an additional \$26,000 of surplus operating funds from prior years. The Association brought in \$36,000 more than budgeted and spent \$42,000 more than budgeted which nets to a negative variance of \$6,000.

Secretary Eads moved that we accept the 2018 Audit as presented by Phil Bateman. John Schippert seconded. Vote was unanimous.
- 4) Acceptance of Reserve Study for 2020 Budget
Secretary Eads made a motion to accept the Reserve Study Budget for 2020. John Schippert seconded. Vote was unanimous.
- 5) Appointment of Ad Hoc Election Committee if necessary (Resolution 15-03)
Secretary Eads made a motion to accept the resolution. John Schippert seconded. Vote was unanimous.

Next Meeting – October 15, 2019 @ approximately 6:00 pm

ADJOURNMENT April 16, 2019 at 3:40 pm

John Schippert motioned to adjourn. Secretary Eads seconded. Vote was unanimous

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

Board Member _____