

**SUN CITY MESQUITE & ANTHEM MESQUITE MASTER HOMEOWNERS' ASSOCIATION  
ANNUAL MEMBERSHIP MEETING**

Wednesday, November 20, 2020  
Sun City Mesquite Recreation Center, Veterans Memorial Hall  
1350 Flat Top Mesa Drive, Mesquite, NV 89034

**Via Zoom / Teleconference**

**MINUTES**

**Call to Order**

The meeting was called to order by Philip Crapo, Community Manager, at 1:30 pm. There were 35 participants. Resident Donna Eads made a motion to elect Resident Dave Zeleniak to chair the meeting. Shawn Rice seconded. Vote was unanimous.

**Budget Ratification Meeting**

Chair Dave Zeleniak called the Budget Ratification Meeting to order at 1:34 pm. Since there was no quorum, the 2021 Budgets for the Sun City Mesquite Homeowners' Association, the Anthem Mesquite Masters' Association and the Branding Iron Neighborhood were hereby ratified.

The meeting was adjourned at 1:35 pm.

**Annual Homeowners Meeting**

Chair Dave Zeleniak called the Annual Homeowners' Meeting for Sun City Mesquite and Anthem Mesquite Master to order at 1:35 pm.

**Approval of Minutes**

Donna Eads made a motion to approve the minutes of the November 20, 2019 Annual Membership Meeting of the Sun City Mesquite & Anthem Mesquite Master Associations. Duane Gillman seconded. Vote was unanimous.

**Sun City Powerpoint Presentation** (This presentation is available on the Sun City website.)

1. There are now two flags flying atop Flat Top Mesa. Additional plaques have been added to Veterans' Memorial Hall so that more names may be added.
2. Remembering Sun City residents who have passed away.
3. 2021 Budget Overview w/3Yr Trend Comparisons
4. Sun City Mesquite Resale Homes – Covid has not really affected sales.
5. Other 55+ Communities as Comparatives to Sun City Mesquite
6. Estimated Impact of Covid-19 on the 2020 and 2021 Financials
7. Virgin Valley Water District Rates - Increases
8. 2021 Budget vs. 2020 – Key Cost Categories
9. Overview of Sun City Committees
10. Overview of Pioneer Staff
11. Sun City Mesquite – Common Goals

**Questions and Comments**

Donna Eads (HOA Secretary) noted that overall, the community is doing very well in spite of Covid 19. The Pioneer Center has been completely remodeled, gas lines have been installed, and we have had a stable budget so that there will be no increase in assessments for this year. She thanked the staff and management for their dedication in getting us through a difficult year.

Steve Mowad asked about a division in Mesquite between north and south and if there were any plans for residents south of I-15. Dave Zeleniak noted that he has been here 10 years and that there has always been a different perspective of Sun City vs. the city of Mesquite. Sun City residents make up about 15% of Mesquite’s population and it might help bridge the gap to sponsor events with Sun City and the City of Mesquite.

Gary Elgort gave a special thank you to Phil Crapo and his team for keeping us financially solvent and the dues down.

**Next Meeting**

The next meeting will be in November 2021.

**Adjournment**

Resident Donna Eads made a motion to adjourn the meeting at 2:26 pm. Duane Gillman seconded. Vote was unanimous.

THESE MINUTES ARE HEREBY ACCEPTED and APPROVED ON THIS 17th DAY OF NOVEMBER 2021.  
MEMBER: David A. Zeleniak David A. Zeleniak 12/15/20

Please be advised that only two items listed on the Agenda were subject to Action by the Members. In accordance with Nevada Revised Statute, Chapter 116.3108.6, each Owner is entitled to a copy of the minutes or a summary of the minutes provided upon the Member’s request and upon payment to the Association of the cost of providing the copy to the member.