

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

Pioneer Center
1350 Flat Top Mesa
Mesquite, NV 89034

July 14, 2020

MINUTES

(Via Conference Call)

This meeting was recorded - Zoom

CALL TO ORDER

The meeting was called to order by President John Schippert at 3:00 pm. Pacific time.

ESTABLISHMENT OF A QUORUM

Board Members	John Schippert	President
	Donna Eads	Secretary
	Jim Karras	Treasurer

Other Attendees	Phil Crapo	Community Manager
	Lorraine Deshayes	Director of Compliance
	Clint Warrell	Vice President of Large-Scale Communities, Seabreeze

MEMBER COMMENT PERIOD

None

APPROVAL OF MINUTES

Treasurer Jim Karras made a motion to approve the minutes of the April 14, 2020. President John Schippert seconded. Vote was unanimous.

TREASURER'S REPORT

Jim Karras presented the Treasurer's Report ending May 31, 2020. The Association has 1,747 members as of May 31, 2020. The Board reviewed the comparison of budget to actual and has noted no unexplained significant variations. No member accounts are currently in collection and there are no pending civil claims or actions. Treasurer Karras made a motion to accept the Treasurer's Report. Secretary Donna Eads seconded. Vote was unanimous.

Financial Recommendations from Merrill Lynch

Treasurer Karras made a motion to approve Merrill Lynch's recommendation for Anthem Mesquite to invest in a 6-month \$25,000 CD for the Reserve account and a 12-month \$25,000 CD for the Excess Operating account. Secretary Eads seconded. Vote was unanimous.

Accept: Hilburn & Lein, CPAs Year End Audit for 2019

Phil Bateman, Hilburn & Lein CPAs, presented the results of the 2019 annual audit. The audit went extremely well with the result that Anthem Mesquite Audit received an unqualified audit opinion (highest level given). The Association brought in revenues of \$13,000 more than budgeted and spent \$105,000 less than budgeted for a positive variance of \$118,000. There were very few adjustments and most were standard in nature. Secretary Eads made a motion that the audit report for 2019 be accepted as presented by Mr. Bateman. President Schippert seconded. Vote was unanimous

OLD BUSINESS

None

NEW BUSINESS

A. Approval Reserve Study for 2021

Treasurer Karras made a motion to approve the 2021 Reserve Study for Anthem Mesquite as presented. Secretary Eads seconded. Vote was unanimous.

B. Excess Funds in 2019 – \$127,592

The majority of excess funds came from expense savings, (i.e. contract labor, landscaping, water feature maintenance, some utilities, etc.) as well as additional closings. Treasurer Karras made a motion to move \$127,592 from excess funds in 2019 to the Reserve fund. Secretary Eads seconded. Vote was unanimous.

C. Insurance Claim for Wind Damage June 5, 2020 = Est. AMM \$9,803

Secretary Eads made a motion for staff to pursue an insurance claim for wind damage sustained June 5, 2020 and submit a thorough claim based on the damages from that windstorm. Treasurer Karras seconded. Vote was unanimous.

BOARD DISCUSSION / COMMENTS

Secretary Eads recognized the maintenance crew for the excellent job they have done even though they are currently understaffed and have faced challenges due to Covie-19.

NEXT MEETING

The next meeting is scheduled for Tuesday, October 20, 2020 @ 6:00 pm Pacific time

MEMBER COMMENT PERIOD

Dave Z – Requested a brief overview of when the budget process starts so that homeowners can give their input into the budget. Phil Crapo explained that a homeowner may enter a request for a capital expenditure at any time by completing the appropriate form and attaching the justification to it. Phil stated that the budget process starts now. He will be working on the budget through August and present it to the Finance Committee early to mid-September. When the Board finalizes the budget, if there are funds available, they will allocate them to the capital improvement. Homeowners are invited to attend the Board workshop when they review the budget. President Schippert noted that meeting dates should be available within the next couple weeks.

Gary Elgort – Congratulations to everyone on the budgets. He was “exceptionally thrilled” to hear about the low cost for the waterfall. He also congratulated the staff on the great job they have done making it through this difficult time.

ADJOURNMENT

Secretary Eads made a motion to adjourn at 3:22 pm Pacific time. Treasurer Karras seconded. Vote was unanimous.

Respectfully submitted by:

Barbara A. Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20TH DAY OF OCTOBER, 2020.

Board Member



SUN CITY MESQUITE HOMEOWNERS ASSOCIATION
Board of Directors Meeting

Pioneer Center
1350 Flat Top Mesa
Mesquite, NV 89034

July 14, 2020

MINUTES

(Via Conference Call)

This meeting was recorded - Zoom

CALL TO ORDER

The meeting was called to order by President John Schippert at 1:43 pm Pacific time.

ESTABLISHMENT OF A QUORUM

Board Members	John Schippert	President
	Donna Eads	Secretary
	Jim Karras	Treasurer

Other Attendees	Phil Crapo	Community Manager
	Lorraine Deshayes	Director of Compliance
	Clint Warrell	Vice President of Large-Scale Communities, Seabreeze

MEMBER COMMENT PERIOD

None

APPROVAL OF MINUTES

Treasurer Jim Karras made a motion to approve the minutes of the April 14, 2020 (Item C of the Consent Agenda). President John Schippert seconded. Vote was unanimous.

CONSENT AGENDA

Jim Karras made a motion to approve in total the Consent Agenda, (Items A, B, and C). John Schippert seconded. Vote was unanimous.

TREASURER'S REPORT

Treasurer Karras presented the Sun City Mesquite Treasurer's Report ending May 31, 2020. As of May 31, 2020, the Association has 1,747 members. The Board reviewed the comparison of budget to actual and has noted no unexplained significant variations. No member accounts are currently in collection and there are no pending civil claims or actions. President Schippert made a motion to accept the Treasurer's Report. 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 24-month CD in the amount of \$100,000 and one 12-month \$200,000 CD; the Excess Operating account in a 9-month \$45,000 CD; and Branding Iron in a 9-month \$50,000 CD. Secretary Eads seconded. Vote was unanimous.

Accept: Hilburn & Lein, CPAs Year End Audit for 2019

Phil Bateman, Hilburn & Lein CPAS, presented the results of the 2019 annual audit. The audit went extremely well with the result that Sun City Mesquite received an unqualified audit opinion (highest level given). No qualifications were needed in the report. The Association brought in revenues of \$67,000 more than budgeted and spent \$20,000 less than budgeted for a positive variance of \$87,000. Branding Iron had a positive surplus of \$4,600. There were very few adjustments and most were standard in nature. Treasurer Karras made a motion that the audit report be accepted as presented by Mr. Bateman. Secretary Eads seconded. Vote was unanimous

Action for 2019 Excess Funds - \$114,676

Excess funds were due in part to additional closings, reduction in some administration costs, etc. Treasurer Karras made a motion to move the excess funds from the 2019 budget in the amount of \$114,676 into the Reserve fund now that the audit has been completed. Secretary Eads seconded. Vote was unanimous.

OLD BUSINESS

None

NEW BUSINESS

Approvals

A. Southwest Gas Corporation – Right of Entry

Secretary Eads made a motion that we accept Southwest Gas Corporation's Right of Entry to the Pioneer Center. Treasurer Karras seconded. Vote was unanimous.

B. Reserve Study for 2021 – SCM & BI

Treasurer Karras made a motion to approve the Reserve Studies for 2021 as presented for both Sun City Mesquite and Branding Iron. Secretary Eads seconded. Vote was unanimous.

C. Additional Items for Exercise Area - \$6,045.00

Mirrors were previously approved in the amount of \$2,930 and mats will be done through an action without meeting. This approval would be for benches and free weights only. Treasurer Karras made a motion to approve benches and free weights in the amount of \$4,270. Secretary Eads seconded. Vote was unanimous.

D. Revisions to Design Guidelines 7/14/20

President Schippert requested that this item be postponed for an action without meeting.

E. Replacement of Drip Line in Split Rail – Reserves = \$17,651.00

Secretary Eads made a motion to approve replacement of the drip line in Split Rail in the amount of \$17,651 from the Reserve account. Treasurer Karras seconded. Vote was unanimous.

F. Insurance Claim for Wind Damage 6.5.20 = Est. SCM \$16,255

Treasurer Karras made a motion for staff to pursue an insurance claim for wind damage sustained June 5, 2020 and submit a thorough claim based on the damages from that windstorm. Secretary Eads seconded. Vote was unanimous.

G. Resignation from ARC Committee: Mr. Duane Jackson

President Schippert made a motion to accept the resignation of Duane Jackson from the ARC Committee. Secretary Eads seconded. Vote was unanimous.

BOARD DISCUSSION/COMMENTS

Jim Karras and Clint Warrell gave a short presentation regarding COVID -19 and the challenges it presents. Priorities were 1) safety of residents and staff; 2) balancing the use of the facilities through a reservation system; 3) managing the facilities regarding expenses and savings; 4) limiting the amount of closed time; 5) accelerating the refurbishment of the interior and exterior of the

Pioneer Center; 6) completing the gas line into the Pioneer Center; and 7) maintaining strong reserves and a strong operating budget.

NEXT MEETING

The next meeting is scheduled for October 20, 2020 @ 5:00 pm

MEMBER COMMENT PERIOD

Gary Elgort questioned the nature of letters from residents shown on the Consent Agenda (Items A:4 & 5). Phil Crapo stated that both letters were in reference to general matters – one from a resident expressing their ideas on the HOA fees and Covid 19; and the other concerned political signs. These issues have previously been addressed on several occasions.

Dave Northam expressed two concerns – broken street light photosensors in Settlers Canyon causing lights to remain on all day and no disposal container or bags in the dog park. John Davis noted that replacement of light sensors will require a lift truck. He is in the process of arranging for one. Secretary Eads noted that the items for the dog park are on order. She will follow up with Kokopelli (supplier) regarding the status of their delivery.

Dave Z thanked Front Desk personnel for all their efforts regarding the changes due to Covid-19.

ADJOURNMENT

Secretary Eads made a motion to adjourn. President Schippert seconded. Vote was unanimous. Meeting adjourned at 2:57 pm.

Respectfully submitted

Barbara Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20TH DAY OF OCTOBER, 2020.

BOARD MEMBER


