

SUN CITY MESQUITE HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Pioneer Center
1350 Flat Top Mesa
Mesquite, NV 89034

April 14, 2020

(Via 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 (via phone)
	Donna Eads	Secretary (in person at meeting location)
	Jim Karras	Treasurer (via phone)
<u>Other Attendees</u>	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

Secretary Donna Eads made a motion to approve the minutes of the January 14, 2020 meeting. Treasurer Jim Karras Seconded. Vote was unanimous.

APPROVAL OF CONSENT AGENDA

Secretary Donna Eads made a motion to approve the Consent Agenda. Treasurer Jim Karras seconded. Vote was unanimous.

TREASURER'S REPORT

- A. Jim Karras presented the Treasurer's Report ending February 29, 2020. The HOA currently has 1,712 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. Treasurer Karras made a motion to accept the Treasurer's Report. President Schippert seconded. Vote was unanimous.
- B. Investments
Merrill Lynch recommended that the Sun City Reserve account invest in a 24-month \$200,000 CD and a 36-month \$200,000 CD; that the Operating account invest in a 12-month \$25,000 CD; and Branding Iron invest in a 9-month \$25,000 CD. Treasurer Karras made a motion to approve Merrill Lynch's recommendations. Secretary Eads seconded. Vote was unanimous.
- C. Hilbert and Lien Tax Extension Report
This report has been provided as an acknowledgement of these expenditures (\$850.00 and \$9,000.00 respectively). No approval or action is needed.

OLD BUSINESS

None

NEW BUSINESS - Ratification of Action with Meetings

1. Addendum to Resolution 16-01: Treasurer Karras made a motion to approve the Addendum to Resolution 16-01 as stated and recommended by the Finance Committee. Secretary Eads seconded. Vote was unanimous.

2. Secretary Eads made a motion to approve the closure of all outdoor sports courts and facilities until further notice in compliance with the CDC's guidelines for COVID-19. Treasurer Karras seconded the motion. Vote was unanimous.
3. Interior Refurbishment
President Schippert made a motion to approve millwork by Boardwalk Cabinetry in the amount of \$10,360.00 and Kitchen Encounters in the amount of \$4,516.78. Treasurer Karras seconded. Vote was unanimous.
President Schippert made a motion to approve painting by AllPro Painting (interior) in the amount of \$30,679.00 and Unforgettable (Exterior and Pool) in the amount of \$16,480.00. Treasurer Karras seconded. Vote was unanimous.
4. Copier
President Schippert made a motion to approve a new 5-year lease for the Sharp copy machine in the amount of \$277.36 per month plus initial copy costs. Treasurer Karras seconded. Vote was unanimous.
5. Concrete Joints & Crack Repair Sealing
Treasurer Karras made a motion to approve necessary repairs for concrete joints and sealing in the amount of \$16,820.00 (Reserve expenditure). Areas to be repaired noted on the map. President Schippert seconded. Vote was unanimous.
6. Pool Tables
Treasurer Karras made a motion to approve the purchase of two new Olhausen Grand Champion Pool Tables in the amount of \$13,845.54 with color schemes to match the Pioneer Center's current refurbishment design. Secretary Eads seconded. Vote was unanimous.
7. Design Fees
Secretary Eads made a motion to approve Studio 4's (design consultant) request in the amount of \$159,000.07. Treasurer Karras seconded. Vote was unanimous

BOARD DISCUSSION / COMMENTS

Secretary Eads acknowledged receipt of a letter from a homeowner thanking and appreciating the efforts of the staff.

NEXT MEETING

The next meeting is scheduled for July 14, 2020 at 1:30 pm

MEMBER COMMENT PERIOD

Kurt Chenchick asked about purchasing the current pool tables. Treasurer Karras noted that there is a plan in process to allow homeowners to silently bid on the current furniture in the Pioneer Center. Ron Bendschneider asked HOA dues would be reduced since homeowners are unable to use the facilities at this time. President Schippert noted that there are many factors that determine the budget and that fees will not be reduced at this time. This issue will be discussed at later date. Gary Sorrels requested, and was granted, permission to submit a proposal to the Board for their approval regarding refurbishing / replacement of the tennis and pickleball courts slated for 2021. George Michnick thanked the Board for doing an exceptional job under the current circumstances and requested the homeowners be kept informed of any sudden changes.

ADJOURNMENT

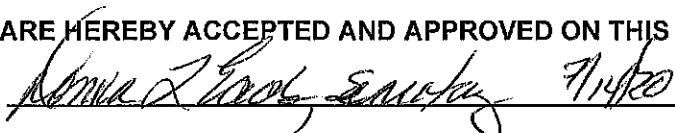
Treasurer Karras made motion to adjourn. Secretary Eads seconded. Vote unanimous. Meeting adjourned at 2:30 pm.

Respectfully submitted

Barbara A. Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 14TH DAY OF JULY, 2020.

BOARD MEMBER



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

Pioneer Center
1350 Flat Top Mesa
Mesquite, NV 89034

April 14, 2020
(Via Conference Call)
This meeting was recorded

CALL TO ORDER

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ESTABLISHMENT OF A QUORUM

<u>Board Members</u>	John Schippert	President (via phone)
	Donna Eads	Secretary (in person at meeting location)
	Jim Karras	Treasurer (via phone)
<u>Other Attendees</u>	Phil Crapo	Community Manager
	Lorraine Deshayes	Director of Compliance
	Clint Warrell	Vice President of Large-Scale Communities, Seabreeze

MEMBER COMMENT PERIOD

Laurie White (Prairie Schooner) said she has spoken with many neighbors and all completely agree that they are very pleased with the work that is going on and how proactive the HOA has been in taking advantage of this time to get things done. She also stated that she doesn't know anyone who is asking for a reduction in HOA fees. Dave Zeleniak presented the results of the traffic study and analysis. No action is needed.

APPROVAL OF MINUTES

Secretary Donna Eads made a motion to approve the minutes of the January 14, 2020 meeting. Treasurer Jim Karras seconded. Vote was unanimous.

TREASURER'S REPORT

Jim Karras presented the Treasurer's Report ending February 29, 2020. The HOA currently has 1,712 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. Treasurer Karras made a motion to accept the Treasurer's Report. President Schippert 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 \$25,000 12-month CD. President Schippert seconded. Vote was unanimous.

Insurance: Certificate of Liability & Evidence of Property Insurance

These are noted as a matter of record only. The insured is Anthem Mesquite through Hester and Heitel.

Hilbert and Lien Tax Extension Report has been provided as an acknowledgement of these expenditures (\$850.00 and \$9,000.00 respectively). No approval or action is needed.

Old Business

None

New Business

A. Replace Irrigation Blue Line Pipe

President Schippert made a motion to approve the replacement of irrigation blue line pipe in the amount of \$22,483.00 (Reserve account). Treasurer Karras seconded. Vote was unanimous.

B. Tree Trimming

Treasurer Karras made a motion to approve completion of Tree Trimming for Anthem Mesquite Master in the amount of \$13,185.00 using the excess funds from 2019 to cover the cost. Secretary Eads seconded. Vote was unanimous.

BOARD DISCUSSION / COMMENTS

None

NEXT MEETING

The next meeting is scheduled for Tuesday, July 14, 2020 at 2:30 pm Pacific time.

MEMBER COMMENT PERIOD

None

ADJOURNMENT

Secretary Eads made a motion to adjourn at 2:51 pm Pacific time. Treasurer Karras seconded. Vote was unanimous.

Respectfully submitted by:

Barbara A. Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 14TH DAY OF JULY, 2020.

Board Member

Donna Eads Secretary 7/14/20