

**SUN CITY MESQUITE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**Minutes  
October 17, 2019**

**CALL TO ORDER**

The Sun City Mesquite Homeowners Association Board of Directors meeting was called to order by President John Schippert, President, on October 17, 2019 at 5:03 pm Pacific time. The meeting was recorded.

**ESTABLISHMENT OF A QUORUM**

John Schippert	President	Phil Crapo	Community Manager
Donna Eads	Secretary	Lorraine Deshayes	Director of Compliance & Standards
Jim Karras	Treasurer		

**MEMBER COMMENT PERIOD**

No member comments

**APPROVAL OF CONSENT AGENDA**

Secretary Eads made a motion to approve the Consent Agenda which includes Letters or Notes to the Board, Committees & Staff Reports, and Minutes of the July 16, 2019 Meeting. She also noted that the Virgin Valley Arts Association took our old kiln, that we have a new refrigerator, and the new royal blue umbrella covers are in process. Treasurer Karras seconded the motion. Vote was unanimous.

**FINANCE COMMITTEE REPORT AND RECOMMENDATIONS**

**Treasurer's Report**

Jim Karras presented the Treasurer's Report ending August 31, 2019. The HOA currently has 1,645 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 financial statements as presented. Secretary Eads seconded. The vote was unanimous.

**Allocation of Excess Funds**

Treasurer Karras made a motion to move excess funds (as of December 31, 2018) in the amount of \$115,725 into the Reserve Account. Secretary Eads seconded. Vote was unanimous.

**Financial Recommendations from Merrill Lynch Investments**

Treasurer Karras made a motion to accept Merrill Lynch's recommendations regarding the investment of three Sun City Mesquite CD's expiring over the next 3 months in order to reduce the liquid balance. Secretary Eads seconded. The vote was unanimous.

Treasurer Karras made a motion to accept Merrill Lynch's recommendations regarding the investment of one Branding Iron CD which is also expiring. Secretary Eads seconded. The vote was unanimous.

**OLD BUSINESS**

Secretary Eads made a motion to accept the cost for proper tree replacement along Flat Top Mesa in the amount of \$10,710.00. Treasurer Karras seconded. The vote was unanimous.

**NEW BUSINESS**

A. Approval of the 2020 Budget.

1. Sun City Homeowners Association

The current assessment of \$110.00 for 2019 will remain the same for 2020 with \$78.00 going to the Operating Account and \$32.00 going to the Reserve Account. At the end of the year, it is anticipated that SCM will be 89% funded. Treasurer Karras made a motion to accept the 2020 budget for Sun City Mesquite, holding the assessment at \$110.00. Secretary Eads seconded. Vote was unanimous.

2. Branding Iron

The current assessment of \$69.00 for 2019 will remain the same for 2020 with \$37.50 going to the Operating Account and \$31.50 going to the Reserve Account. At the end of the year, it is anticipated that Branding Iron will be 98% funded. Treasurer Karras made a motion to approve the 2020 budget for Branding Iron. Secretary Eads seconded. Vote was unanimous.

B. Resolution 19-2: Amended Collection Policy

The primary change is the added provision that we are not entitled to go to collections when the Federal government shuts down and until it goes back to work. This applies to both state and federal government workers. Fees for collections will remain the same. Secretary Eads made a motion to accept Resolution 19-2, the Amended Collection Policy. Treasurer Karras seconded. Vote was unanimous.

C. CPA Engagement Letter – Understanding of Service

This is a standard letter acknowledging that we accept our CPA, *(not sure of the firm's name)* performing our 2019 annual audit. Treasurer Karras made a motion to sign the engagement letter with *Firm's name* in the amount of \$3,075 per their agreement. Secretary Eads seconded. Vote was unanimous.

D. Approval of Addition to Finance Committee: Larry Saunders

Secretary Eads made a motion to accept Larry Saunders as a new member to the Finance Committee for a 2-year term. Treasurer Karras seconded. Vote was unanimous.

E. Acknowledgement of SCM Tax Returns for 2018

This acknowledges that the tax returns have been filed and are in our possession. No action needed.

F. Acknowledgement Payment for "Global Music Rights" – Royalty Music Fees

This is a mandatory fee of \$1,200.00 which is needed in connection with Sun City music events. They are now one of our annual vendors. No action needed.

G. Reserve & Capital Expenditures – Approved by the Finance Committee.

The Finance Committee reviewed the following items and is recommending them to the Board for consideration and approval.

1. Treasurer Karras made a motion to approve a new Reunion Valley Entry Sign (reserve expense) in the amount of \$2,700.00. Secretary Eads seconded. The vote was unanimous.
2. Treasurer Karras made a motion to approve a new Sun City Sign at Flat Top Mesa (reserve expense) in the amount of \$4,137.12. Secretary Eads seconded. Vote was unanimous.
3. Treasurer Karras made a motion to approve the replacement of 14 2-sided street signs (reserve expense) in the amount of \$2,520. Secretary Eads seconded. Vote was unanimous.
4. Secretary Eads made a motion to approve a P.A. Portable Sound System (capital expenditure) in the amount of \$3,856.79. Treasurer Karras seconded. Vote was unanimous.
5. Secretary Eads made a motion to approve the Stepper Aerobic Machine (capital expenditure) in the amount of \$3,100.00. Treasurer Karras seconded. Vote was unanimous.
6. Secretary Eads made a motion to approve the replacement of the Surveillance System (capital expenditure) in the amount of \$3,500.42. Treasurer Karras seconded. Vote was unanimous.

**BOARD DISCUSSION / COMMENTS**

Secretary Eads thanked the staff and Finance Committee for getting through a smooth 2020 budget season.

**MEMBER COMMENT PERIOD**

Dave Z (Wishing Well) presented an overview of increased club usage at the Pioneer Center. Discussion centered on the lack of both storage space and work space and how to accommodate that issue. There was a question Where do we stand, what is going to happen regarding Dave's presentation. Given to the Board and they take it under advisement. Board will advise what they want the association to do.

Sandy Johnson (Split Rail) expressed concern about the movement of dirt and boulders from the rock wall coming down into homes in the Split Rail area.

George Michnick (Split Rail) expressed concern about the quality of work being done by Unforgettable Coatings regarding the prep/painting of fences. He was assured at the last homeowners meeting that the company would properly prep and paint the fences this time. However, on September 14, 2019 and again on September 30, he observed workers starting to paint, but not doing any prep work. He notified the HOA about these incidences and the importance of following up on the quality of work. He stressed the need to keep a close eye on the contractors to see exactly what they are doing. He noted that they are doing a good job painting but it will not last if the fence is not prepped correctly.

Several homeowners expressed the same concerns regarding the fences as well during the course of the meeting.

**Next Meeting – January 14, 2020 @ 5:00 pm**

**ADJOURNMENT**

Secretary Eads made a motion to adjourn. Treasurer Karras seconded. Vote was unanimous. Meeting adjourned at 6:01 pm

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 14 DAY OF JAN, ~~2019~~ 2020

Board Member 

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

**Minutes  
October 17, 2019**

**CALL TO ORDER**

The Anthem Mesquite Master Homeowners Association Board of Directors meeting was called to order by President John Schippert, President, on October 17, 2019 at 6:02 pm Pacific time. The meeting was recorded.

**ESTABLISHMENT OF A QUORUM**

John Schippert	President	Phil Crapo	Community Manager
Donna Eads	Secretary	Lorraine Deshayes	Director of Compliance & Standards
Jim Karras	Treasurer		

**MEMBER COMMENT PERIOD**

No member comments

**REGULAR AGENDA**

Approval of Minutes

John Schippert made a motion to approve the minutes of the July 16, 2019 meeting. Treasurer Karras seconded. Vote was unanimous.

Treasurer's Report

Jim Karras presented the Treasurer's Report ending August 31, 2019. The HOA currently has 1,645 members. The Board reviewed the comparison of budget to actual and 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 as presented. Secretary Eads seconded. The vote was unanimous.

AMM CD with Merrill Lynch

No action needed.

**OLD BUSINESS**

None

**NEW BUSINESS**

A. Approval of the 2020 Budget.

The current assessment of \$44.00 for 2019 will remain the same for 2020 with \$23.00 going to the Operating Account, \$1.50 to the Reserve Account, and \$19.50 projected for the bulk service agreement. At the end of the year (2020), it is anticipated that Anthem Mesquite will be 96% funded. Treasurer Karras made a motion to approve the 2020 budget for Anthem Mesquite. Secretary Eads seconded. Vote was unanimous.

B. Resolution 19-2: Amended Collection Policy

Secretary Eads made a motion to accept Resolution 19-2, the Amended Collection Policy as noted in the Sun City Mesquite Board of Directors Minutes, dated October 17, 2019. Treasurer Karras seconded. Vote was unanimous.

C. CPA Engagement Letter – Understanding of Service

This is a standard letter acknowledging that we accept our CPA, (*not sure of the firm's name*) performing our 2019 annual audit. John Schippert made a motion to sign the engagement letter with *Firm's name* in the amount of \$2, 675.00 per their agreement. Treasurer Karras seconded. Vote was unanimous.

D. Acknowledgement of AMM Tax Returns for 2018

This acknowledges that the tax returns have been filed and are in our possession. No action needed.

**BOARD DISCUSSION / COMMENTS**

None

**Next Meeting – Tuesday, January 14, 2020 @ 6:00 pm**

**ADJOURNMENT**

Treasurer Karras made a motion to adjourn. Secretary Eads seconded. Vote was unanimous. Meeting adjourned at 6:15 pm

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 14 DAY OF JAN, ~~2019~~ 2020

Board Member \_\_\_\_\_  
