



BOARD OF DIRECTORS MEETING MINUTES

November 14th, 2019

DIRECTORS PRESENT:

Mark West, President	Anthem Highlands
Larry Orlov, Treasurer	Member at Large
Shirley Iodic, Secretary	Coventry
Joe Lightowler, Director	Solera at Anthem
Alan Dees, Director	Anthem Country Club
Arthur Schuetz, Director	Sun City Anthem
Sarah Mendoza, Director	Terra Bella arrived at 3:13pm

DIRECTORS ABSENT:

OTHERS PRESENT:

Rechelle Bogle, FirstService Residential
Mark Bower, Brightview Landscape
John Peart, Brightview Landscape
Kevin Mefford, Brightview Landscape

LOCATION

Solera at Anthem 2401 Somersworth Drive Henderson NV 89052

CALL TO ORDER

Mark West called the meeting to order at 3:05 P.M.

APPROVAL OF MINUTES

A. Larry Orlov made a motion to approve the minutes of November 14th, 2019 as written. Joe Lightowler seconded the motion. There was no further discussion, motion carried with all in favor.

FINANCIAL REVIEW

A. July, August and September 2019 Financials

Larry Orlov made a motion to acknowledge review of the financials subject to the audit which were previously emailed. Joe Lightowler seconded the motion. There was no further discussion, motion carried unanimously.

B. Investment options for reserve account

Management presented investment options for the reserve account. Larry Orlov made the motion to approve the recommendation FDIC investment CD's provided with terms limit at a max of 24 months. Arthur Schuetz seconded the motion. Motion carried with all favor.

MANAGEMENT REPORTS

A. Action List, Legal Update & Delinquency reports – the board reviewed the provided reports.





Anthem Community Council, Inc.

- B. Common area ownership mapping by a professional engineering firm
Management advise that printing the maps for review would be difficult to view and recommend options to add to the website for owners to review. Arthur Schuetz made the motion to approve the maps once audits are completed to add to the website. Larry Orlov seconded the motion. Motion carried with all in favor.

LANDSCAPING

- A. Report from Brightview Landscape services – Brightview was present to provide the quarterly report. No action taken.
- B. Update on improvement projects for 2017 thru 2019 – Brightview provided an updated report from the original proposed project for 2017 and 2019. The xeriscaping project has been adjusted to 2020.
1. Xeriscaping of various areas along the parkway
Brightview presented an update to the xeriscape project in phases I & II to start in 2020 to maximize the rebate program from SNWA for the fiscal year of July 31st. Phase I expected competition before July 31st and submitted to SNWA. Phase II competition by year end of 2020 totaling \$136,155 in cost with a potential rebate of \$104,266 from SNWA. Management made the recommendation to the Board to amend the motion from the August 15th to include the extra cost for the project. Larry Orlov made the motion to approve the phasing project as presented by Brightview subject to SNWA approval. Mark West seconded the motion. After further discussion, Alan Dees abstained. Motion carried by majority.
- C. Other landscaping issues
None at this time.

NEW BUSINESS

- A. Commercial allocation review
Larry Orlov provided an update of the opinion of the commercial portion of the budget and made the motion to table this item. Alan Dees seconded the motion. After further discussion, Alan Dees volunteered to review the documents and budget portions. Motion carried with all in favor.
- B. Landscape Oversight Advisory Committee
Arthur Schuetz provide a drafted advisory committee charter for Anthem Community Council to consider the review of landscaping contractual services. Arthur Schuetz made the motion to approve the charter as presented. Alan Dees seconded the motion. After further discussion, Mark West amended the motion to approve Arthur Schuetz as chairman. Alan Dees seconded the amendment. Motion passed with all in favor.
- C. November 2019, Director's position renewals of 2-year term are Country Club, Sun City Anthem, Terra Bella and Member at Large.
Management received 2 interest letters from Larry Orlov and Ken Moser for the member at large position. Arthur Schuetz made the motion to renew Larry Orlov term. Shirley Iodic seconded the motion. Motion carried with all in favor.
- Country Club selected Alan Dees
 - Terra Bella selected Sara Mendoza
 - Sun City Anthem selected Arthur Schuetz



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PUBLIC COMMENT

The floor was opened to the public for comments. Homeowners were present and the following items were discussed:


- To add an alternate position for Board members

NEXT MEETING: February 20, 2020 at 3:00 P.M. – Sun City Anthem

ADJOURNMENT

Larry Orlov made a motion to adjourn the meeting at 4:30 p.m. Shirley Iodic seconded the motion to adjourn. Motion carried with all in favor.

RESPECTFULLY SUBMITTED:


Secretary/Board Member

