

**RANCHO BEL AIR POA UNIT 2  
EXECUTIVE BOARD OF DIRECTORS  
REGULAR SESSION MEETING MINUTES  
JULY 20, 2023**

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**BOARD MEMBERS PRESENT** President Robin Munier, Vice President Andre Bailey, Treasurer Michael Twedell, Secretary Linda Potter, Director Angelo Stamis. **ABSENT** Director Barry Becker. **OTHERS PRESENT** Gerald Northfield, Community Manager, with Performance CAM the management company and Owners per the sign in sheet.

**I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN RECORDING**

President Robin Munier conducted a roll call of Board members to determine a quorum was established via ZOOM. President called the meeting to order at 6:11 pm, welcomed everyone, asked all persons to identify themselves, and called for audio recording to begin.

\*\*\* On July 12, 2023 Director Corey Werner sent an email 'I resign from my position on the RBA, effective immediately. A motion was made and seconded to accept the resignation from the Board of Directors and as chair of the ARC. Motion carried unanimously.

**II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)**

None.

**III. SECRETARY REPORT**

A. Discuss / Act to approve Regular meeting minutes - A motion was made and seconded to approve the April 20, 2023 Regular meeting minutes, as submitted. Motion carried unanimously.

**IV. TREASURER REPORT**

A. Review Treasurer Report / Acceptance of Financials – For the record, the Board was sent the full monthly financial package for review separately and only the Treasurer Summary report and Balance Sheet are included in the board packet. A motion was made and seconded to accept the April and May 2023 Treasurer Summary Report and financials in accordance with NRS 116.31083. Motion carried unanimously.

**V. REPORTS**

A. Architectural Review Committee

1. ARC Committee Report – None.

B. Community Area Committee

1. Discuss / Act upon Lantern Crash Gate bids – After discussion of Enigma quote #1992 (\$8564) and Daniels Concrete proposal (\$6865) to remove and replace the valley gutter a motion was made and seconded to approve the Daniels Concrete bid with the caveat that work is approve up to \$2500 until the underground conditions and electrical needs have been exposed, as submitted. Motion carried unanimously.
2. Review / Act upon Street Slurry/Sealcoating bids – Postponed to October.
3. Discuss / Act upon Bailey's entrance power washing bid - Postponed to October.
4. Discuss / Act upon renewal of Bailey's Sweeper Service contract – After discussions a motion was made and seconded to approve renewal of Bailey's Sweeper Service once a month street sweeping at a cost of \$161.70 per month, as submitted. Motion carried unanimously.

C. Landscape Committee

1. Review / Act upon Entrance landscape renderings – After discussions, once all agree what the entrance should look like proposals will be submitted.
2. Review / Act upon Center Cut (CC) #21826 entrance summer flowers - A motion was made and seconded to approve the Center Cut proposal #21826 to install 24 flats at the entrance at a cost of \$1,101, as submitted. Motion carried unanimously.
3. Discuss / Act upon CC proposal #19264 - A motion was made and seconded to approve the Center Cut proposal #19264 for irrigation system replacements at a cost of \$2,115., as submitted. Motion carried unanimously. (NV Energy & CLV indicated they would assist w/cost of the 10 trees & 5 shrubs removal)

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ORIGINAL

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**D. Management (Gerry)**

1. The 2023 Annual Planning calendar was reviewed.
2. SOS / NRED Form 562 Annual filings were presented for review as completed and submitted.
3. Discuss entrance FOBS – An email response from Sherre at IAS confirmed that RBA has only purchased headlamp tags, not fobs or remotes.
3. Discuss / Act upon reimbursements – None.

**E. MEMBERSHIP / WELCOME COMMITTEE**

1. Trademark – Matter moved to New Business.
2. Membership – The Board discussed the need for committee members to be active participants.

**F. NEWSLETTER COMMITTEE**

1. No report

**G. SECURITY COMMITTEE**

1. Report out on Post Orders & RFID Transponder procedures
2. Rear Gate Camera Update
3. Policy & Protocols for hosting open houses
4. Revision of Party form update.
5. Discuss / Possible action on 110123 VetSec Security Service Agreement Addendum – Renewal of the Agreement will be on the October agenda for action.

**VI. UNFINISHED BUSINESS**

- A. None.

**VII. NEW BUSINESS**

A. Discuss Gigapower Fiber installation overview & community access request – Kevin D'Auteuil agent for Smartlink has approached the POA about access into the community to perform observations, inspections and studies necessary to craft a fiber site design plan to provide Rancho Bel Air for further approval. Micheal Twedell has knowledge on this topic and with the Board's consensus, will take on this matter.

B. Discuss Trademark – Linda made a report updating the process. A motion was made and seconded to create an ADHOC Social Committee with the chair to be Michael Twedell and member Linda Potter. Motion carried unanimously.

**VIII. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)**

Abby Eisenman suggest the POA look into the possibility of setting up stanchions/posts around the community participating in the "Free Library". The matter is of interest, so Linda Potter will contact this person, do research on how the project works and report at the next meeting.

**IX. NEXT REGULAR BOARD MEETING**

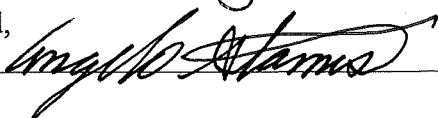
The next meeting is October 19, 2023, at 6:00 pm.

**X. ADJOURNMENT / AUDIO RECORDING STOPPED**

The President, noting no further business to come before the Board, adjourned the meeting at 7:39 pm. Submitted by Recorder, Gerald Northfield, Community Manager.

Approved,

By



Title

10/19/23  
Date