

**QUAIL RIDGE PROPERTY OWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION VIRTUAL MEETING MINUTES
MARCH 15, 2021**

BOARD MEMBERS PRESENT President Rich Newman, Vice President Drew Farrar, Treasurer Robyne Townsend, Secretary Bonnie Wharton, and Directors Erin Haertling, Cheryl Maclaren and Ken Solby.

ABSENT None. **OTHERS PRESENT** Community Managers, Gerald Northfield and Jasmine Hayes with Performance CAM the management company and Owners as participating.

I. ESTABLISH QUORUM / CALL TO ORDER

President Rich Newman determined a quorum was established and called the meeting to order at 6:02 pm via ZOOM.

III. SECRETARY REPORT

A. Discuss / Act to approve Regular meeting minutes - A motion was made and seconded to approve the January 25, 2021 Regular meeting minutes, as submitted by Desert Living. Motion carried unanimously.

IV. TREASURER REPORT

A. Review Treasurer Report(s) / Acceptance of Financials – None.

B. Review / Act upon acceptance of 2020 Audit / Tax Return - A motion was made and seconded to approve the 2020 Tax Return performed by Bainbridge Little & Co. in accordance with NRS 116.31083. Motion carried unanimously.

C. Discuss / Act upon completion of Banking Agreement & Resolution / ESignatures – Management presented the new authorized signature documents/resolution and addressed the new online approval ESignature forms needing to be completed. The Treasurer has the documents and will coordinate President and Secretary assistance in completing them.

D. Discuss / Act upon ACH payments for Management fees – A motion was made and seconded to approve ACH payment for Management fees, as submitted. Motion carried unanimously.

E. Discuss / Act upon renewal of Hampton & Hampton Collection Agent agreement - A motion was made and seconded to renew the Hampton & Hampton Agreement for Collection of Delinquent Assessments. Motion carried unanimously.

V. REPORTS

A. Design Review Committee/ARCS (Cheryl/Jasmine)

1. New ARC Approval/Denied letters – Management presented to the Board the new/updated letters that will be used by the ARC.

B. Landscape (Contract & Rotation map by week was present for the Board members information)

1. Emergency tree removal – Director Farrar reviewed the past circumstances relating to a tree removal. A motion was made and seconded to formally approve the \$1500 expense. Motion carried unanimously.

2. Review Arborist opinion about permanent lighting on “Flame tree” – Based upon the opinions not to installed said lighting the matter was dropped.

3. Review / Discuss / Act upon pending proposals – Various past XL invoices were present by Management for review, possible action, and denial. XL Invoice PR6334 (Insecticide application \$500) was approved but not applied until after the pond reconstruction is done. XL Invoice PR7095 (replace dead/empty areas with new sod \$4460) is placed on hold with the possibility of applying Rye instead.

C. Management (Gerry/Jasmine)

1. Review 2021 Annual Planning Calendar / 2021 Projected Reserves Exp – Management presented the calendar and reviewed the projected Reserves projects. No action needed at present.

2. Update on Transition – Management briefed the Board of the successes and issues confronted during the transition.

3. Henderson Neighborhood Watch program – Matter deferred to the Security Committee for action/coordination/planning with Henderson police.



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D. Pond

1. Update and ratification - A motion was made and seconded to approve ratification of the Complete Pool Care Invoice 900167 at a cost of \$39,200. Motion carried unanimously. A deposit of \$21,450 has already been paid the remainder upon accepted completion is \$17,750.

E. Security Committee

1. Discuss / Review / Renewal of the Global Security w/proposed rate increase - A motion was made and seconded to approve the Global Security Concepts Security Services Agreement without a rate increase. Motion carried unanimously.
2. Review quotes / Security access points / cameras Resource packet – Matter postponed.

VI. UNFINISHED BUSINESS

A. Discuss / Act upon Sidewalks Repair proposals (postponed) – An answer or input as to the matter of determining Association or Owners responsibility was asked of Desert Living but remains in question. Management will research the topic and provide an opinion to the Board. Postponed.

B. Discuss / Act upon Electric Meter Pedestal Replacement proposals (Quail Hollow/Meadowlark) – Management is researching the topic location of the proposals. Postponed.

C. Discuss / Act upon Electric Meter Pedestal Replacement proposal (Quail Run) - Management is researching the topic location of the proposals. Postponed.

VII. NEW BUSINESS

A. Discuss clarification of R&R Section V (12) by General counsel – Based upon General Counsel's review of the Association documents and workshops discussions, the Board needs to finalize their position as to the content (i.e number of Board members and term limits) for a proposed Amendment to the Bylaws to be presented for a vote of the Membership. Once determined General Counsel will proceed and prepare the Amendment, working with Management in the distribution and collection the Ballots.

B. Discuss / Act upon proposals for pothole repair – Matter dropped.

C. Discuss Tennis Court fence repairs – The net on the second court was previously repaired by ParkPro but has flaws. Management will contact ParkPro to return and correct the discrepancy.

D. Review status of front entrance monument sign repair and cleaning – Matter dropped.

E. Discuss La Mesa water meter issues and fines – Management will meet with XL, Quail Terrace? and contact the City of Henderson towards reconciling the violation. Postponed.

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

None.

IX. NEXT REGULAR BOARD MEETING

Virtual meeting on MAY 17, 2021 at 6:00 pm.

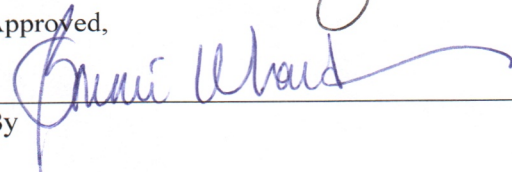
X. ADJOURNMENT / AUDIO RECORDING STOPPED

The President, noting no further business to come before the Board, adjourned the virtual session at 7:42pm.

Submitted by Recorder, Gerry Northfield, Community Manager

Approved,

By



Title





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5/17/2021

Date