



BOARD OF DIRECTORS MEETING MINUTES
February 20, 2020

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
Sheryl Cordero, Director	Terra Bella

DIRECTORS ABSENT: None

OTHERS PRESENT:

Rechelle Bogle, FirstService Residential
Mark Bower, Brightview Landscape
John Peart, Brightview Landscape
Melissa Scott, FirstService Residential

LOCATION

2450 Hampton Road Henderson NV 89052

1. CALL TO ORDER

Mark West called the meeting to order at 3:09 P.M.

2. BOARD MEMBER RESIGNATION AND APPOINTMENT

Terra Bella, Sara Mendoza resignation
Terra Bella, Sheryl Cordero appointment expiring November 2021.

3. ORGANIZATIONAL OF OFFICERS

Management advised the Board to motion for the following open positions as President, Secretary, and Treasurer.

- Larry Orlov made the motion for Mark West as President. Joe Lightowler seconded the motion. There was no discussion, motion passed with all in favor.
- Mark West made the motion for Larry Orlov to be Treasurer. Shirley Iodic seconded the motion. There was no discussion, motion passed with all in favor.
- Larry Orlov made the motion for Shirley Iodic to be Secretary. Arthur Schuetz seconded the motion. There was discussion, motion passed with all in favor.

4. 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.





5. FINANCIAL REVIEW

A. October, November and December 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.

6. MANAGEMENT REPORTS

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

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.

7. LANDSCAPING

A. Report from Brightview Landscape services – Brightview was present to provide the quarterly report. Mark Bower made the announcement that John Peart will be retiring and this is his last meeting.

B. Update on improvement projects for 2020

The xeriscaping project 1st phasing will be completed by May 1st.

C. Other landscaping issues

i. \$175 - John Peart present a landscaping proposal for tree removal

Joe Lightowler made the motion to approve the expense. Arthur Schuetz seconded the motion. There was no further discussion, motion passed with all in favor.

ii. \$7,425 – John Peart present a weathermatic smartlink service renewls in installment payments

Joe Lightowler made the motion to approve the expense. Larry Orlov seconded the motion. There was no further discussion, motion passed with all favor.

D. Landscape Oversight Advisory Committee

Bruce Litchfield announced the landscaping advisory committee members and discussed the function of the committee so far and provided an email update.

E. Irrigation Evaluation

Brightview presented the cost savings for the irrigation in gallons with installation of the smart controllers. Larry Orlov further presented the cost saving plan with reduction of the service contract and xeriscaping of non-essential grass areas.

8. NEW BUSINESS

A. 2019 Tax and Audit Proposal

Management presented a bid from Hilburn and Lien for \$1,975 for the tax filing and audit. Larry Orlov made the motion to approve the proposal. Arthur Schuetz seconded the motion. There was no discussion, motion passed with all in favor.





B. Landscaping Lighting

TBM Electric presented 3 proposals for \$1,840 repair conduit, \$1,155 light brackets, \$1,365 for two concrete ground j-boxes. Shirley Iodic made the motion to approve the proposal as presented. Larry Orlov seconded the motion. The discussion was that additional areas are in need of repairs and there are many lights that shine up at nothing at the recent tree removals. Motion passed with all favor.

9. PUBLIC COMMENT

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

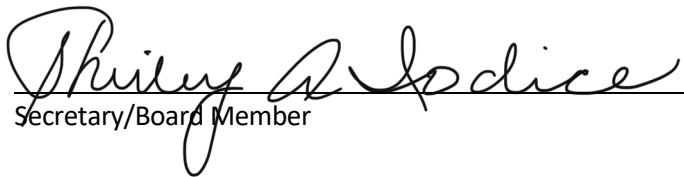
- Street traffic control on the parkway
- Landscaping trimming along the parkway with no lane closures
- Mark West advised for all owners to contact the City of Henderson for all concerns. The website is reviewed timely.
- Owner advised for owners to attend the city council meetings to submit complaints and provide input on future projects.

NEXT MEETING: April 14, 2020 at 3:00 P.M. – Solera

ADJOURNMENT

Larry Orlov made a motion to adjourn the meeting at 4:09 p.m. Shirley Iodic seconded the motion to adjourn. Motion carried with all in favor.

RESPECTFULLY SUBMITTED:


Secretary/Board Member

