

**EMERALD CREST HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
April 18, 2023**

BOARD MEMBERS PRESENT

President Kim Piwowarczyk, Treasurer Paul Rogers, Director Bruce Patton, and Director Ken Bitting.

BOARD MEMBERS ABSENT

Secretary Fred Smith

OTHERS PRESENT

Dustin Marshall with Performance CAM, and owners per the sign in sheet.

I. CALL TO ORDER / AUDIO RECORDING

Kim Piwowarczyk called the meeting to order at 6:03 p.m. inside the Performance CAM conference room located at 5135 Camino Al Norte Suite 100, North Las Vegas NV, 89031

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

A homeowner asked if they would need to submit an ARC if they wish to install a pre-built play structure in their backyard. Management informed the homeowner that an ARC would need to be submitted.

III. APPROVAL OF MINUTES

The Board reviewed the meeting minutes from January 18, 2023. A motion was made by Paul Rogers to approve the meeting minutes, Kim Piwowarczyk seconded the motion. Motion carried unanimously.

IV. REVIEW OF FINANCIAL STATEMENTS

The Board reviewed the March 31, 2023, financial statements. Paul Rogers motioned to accept the financial statements. Bruce Patton seconded the motion. Motion carried unanimously.

V. LITIGATION DISCLOSURE

Dustin Marshall disclosed that the Association is not currently involved in litigation.

VI. SOCIAL COMMITTEE REPORT

Kim Piwowarczyk, chair of the social committee gave an update regarding the fall community garage sale date. The fall garage sale will be held Sept 30th -Oct 1st. The Board and homeowners discussed that typically Sundays had almost no traffic at all for the garage sale. Kim also mentioned that the committee still needs volunteers.

VII. NEW BUSINESS

1. **Discuss/Review/Approve Cascade Crest Walkway Lighting Proposals**

The Board reviewed the following bids: Pierro's Landscaping - \$4,195, Desert Clark County Lighting - \$6,074, ISG Lighting - \$8,535. Paul Rogers motioned to approve the proposal from Pierro's, Ken Bitting seconded. Motion carried unanimously. The Board asked management to find out warranty information on the fixtures and below grade wiring specs.

2. **Discuss/Review/Approve Pierro's Rock Replenishment Proposal**

The Board reviewed a proposal from Pierro's for rock replenishment at both entrances and the Cascade Crest walkway for \$2,625. After discussion regarding the amount of rock proposed for each location, Bruce Patton motioned to approve the proposal the following changes to the quantity of rock for each location:

7 tons of Mohave Gold at Cascade Crest Walkway – 5 tons approved
3 tons at Lexington Creek Entrance – 2 tons approved

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5 tons at Cascade Crest Entrance – 4 tons approved

The total cost for approved rock replenishment after changes is \$1,925. Ken Bitting seconded the motion. Motion carried unanimously.

3. Discuss Status of Lennar Turnover (Bond Release)

The Board discussed the recent bond release work performed by Lennar. It was noted that the recent slurry is causing sand/gravel debris to accumulate on the streets. This is typical for the type 1 slurry required by CLV.

4. Discuss Common Area Landscape on Cascade Crest

Already discussed under previous agenda items

5. Discuss Summer Landscape Compliance Moratorium June 15th – August 15th

The Board and management discussed the moratorium. The Board asked management to send out a reminder letter to the homeowners.

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

A homeowner mentioned that there appears to be an abandoned vehicle on Mountain Foothills St with no plates that has not moved in several days. The Board directed management to have Titan towing place a warning tag on the vehicle.

IX. ADJOURNMENT / AUDIO RECORDING CEASED

There being no further business to discuss, the Board adjourned the regular meeting at 7:15p.m. and the audio recording was stopped.

Submitted by Recorder, Dustin Marshall, Supervising Community Manager
Approved,

By