

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

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None

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 6:06 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)

None

III. APPROVAL OF MINUTES

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

IV. REVIEW OF FINANCIAL STATEMENTS

The Board reviewed the May 30, 2023, financial statements. Paul Rogers motioned to accept the financial statements. Fred Smith 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

None

VII. NEW BUSINESS

1. Discuss/Review/Approve Stop Line Painting Bids

The Board reviewed the following bids to add STOP and stop lines at each of the communities stop signs: CertaPro Painting - \$1,255, GRP Services - \$580, The third bidder Sergio Handyman Services did not submit a bid in time for the meeting. Paul Rogers motioned to approve the proposal from GRP Service upon confirmation of the scope of work, Fred Smith seconded. Motion carried unanimously.

2. Ratification of Baileys Street Sweeping Contract

Dustin Marshall explained that the communities contacted street sweeper (Pro Sweep) went out of business with no notice to its customers. To ensure the community streets were still swept between quarterly meetings, the board approved a quote from Baileys Street Sweeping (\$112 per month) by way of unanimous approval via email. Now the Board wishes to disclose the action that was taken outside of a meeting and formalize the approval. Kim Piwowarczyk motioned to ratify the Baileys contact approval, Paul Rogers seconded. Motion carried unanimously.

3. Status of CLV Site Review for Ped Gate Access Easement Changes

Background Summary: CLV final plan approval required the ped gate at Cascade Crest to

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remain unlocked and open to the public for access through the community. Several years ago, the Board at that time decided to place a push button lock on the gate. Recently, code enforcement contacted the HOA and reminded them of their obligation to keep the ped gate open for public access. The Board asked management to contact CLV and request a revision to the public access requirement and allow the gate to be locked for private access only. Management sent an official request to Seth Floyd at the CLV Community Development. Mr. Floyd responded to the request stating that it will take some time, but they will attempt to work up a plan that is amicable for Emerald Crest and the surrounding homes.

4. Discuss/Review/Adopt 2024 Budget

The Board reviewed the draft budget presented by the finance committee. After some discussion, Bruce Patton motioned to adopt the 2024 budget as presented with NO assessment increase in 2024. Paul Rogers seconded the motion. Motion carried unanimously.

5. Discuss Zoom Attendance Options for Meetings

The Board and management discussed the ability to allow homeowners to attend future board meetings via Zoom. This option is available with no extra charge provided that the meeting is held at Managements office. The Board feels it's important for Board members to attend the meetings in person unless they are out of town, and homeowners should have the ability to attend via Zoom with the following protocols: Homeowners must identify themselves with name/property address on their Zoom ID. Homeowners must comply with any direction from the meeting facilitator (management), or they will be booted from the meeting. The Board will hold the remaining 2023 meetings this way and revisit the topic sometime next year. In the meantime, management will send out an email blast to the homeowners with the Zoom information for the remaining 2023 meetings.

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

A homeowner talked about issues with the community landscaping and would like to see it improved.

IX. ADJOURNMENT / AUDIO RECORDING CEASED

There being no further business to discuss, the Board adjourned the regular meeting at 7:42p.m. and the audio recording was stopped.

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

By _____