

MILLSTREAM HOMEOWNERS ASSOCIATION

5135 Camino Al Norte Suite 100
N. Las Vegas NV 89031
(702) 362-0318 Fax (702) 331-4188

BOARD OF DIRECTORS MEETING

May 1, 2024 @ 11:00 am

Location

<https://zoom.us/join>

<https://us06web.zoom.us/j/83118164389?pwd=aWtEU3Q5TG91Mmp3VUNNM0hveINVQT09>

Meeting ID: 831 1816 4389 Passcode: 834311

Find your local number: <https://us06web.zoom.us/u/kcoZBjUb8G>

Board Members Present

- Aya Sugawara
- David Bazan
- Steven Gong
- Anna Marie

Performance CAM, Supervising Community Manager, Tanya Deitrich

Meeting Minutes

BOARD OF DIRECTORS MEETING (OPEN TO ALL OWNERS 11:00 am)

- I. CALL TO ORDER/ESTABLISH QUORUM- Anna Marie motioned to open meeting at 6:28pm
- II. HOMEOWNERS FORUM- AGENDA ITEMS ONLY Discussion: n/a
- III. Discuss/Review/Approve January 25, 2024 minutes Anna Marie motioned to approve meeting minutes. Aya seconded. All in favor, motion carries.
- IV. Financial review/acceptance of August- December 2023 and January -February 2024 financials- Anna Marie motioned to accept financials as presented. Aya seconded. All in favor, motion carries.
- V. NEW BUSINESS
 - A. Discuss/Review/Approval of Sewer Cleanout- Board reviewed Roto Rooter for quarterly maintenance \$4260.00. BOD questioned what order they will do cleanouts and is there an initial charge? After receiving response Anna Marie approved. Aya seconded. All in favor, motion carries.
 - B. Discuss/Review/Approval of Decatur/ Symphony Crash & Repairs Update Ute Construction submitted bid for \$10K Anna Marie motioned to ratify decision to utilize Ute. Steve seconded. All in favor, motion carries.
 - C. Discuss/Review/Approval of Decatur/DI Flowerbed Update- CM Deitrich spoke with representative about the landscape. Said they do not know when or what they will be doing but cannot cement in. Will keep management posted.
 - D. Discuss/Review/Approval of 2024 Reserve Study to be reviewed at next meeting.
 - E. Discuss/Review/Approval of Parking Permit Renewal- Permits in process of being ordered. BOD would like to schedule for June 14-15 to pick up permits at clubhouse.
- VI. OLD/UNFINISHED BUSINESS
 - A. Review/Discuss/Approval of trenching. Received additional bid from A-1 Concrete \$33,155.00 BOD has decided to Term contract with Rise Electric due to not being able to find vendor to trench for decent amount.
 - B. Review/Discuss/Approval of Roof Inspection Update - Steve motioned to approve roof repairs. All in favor- Anna Marie, Aya. Opposed Dave. Go out and get 3 bids to complete in phases.
 - C. Review/Discuss/Approval of Pool Citation Update- CM informed BOD all items except the deck have been taken care of. Deck repairs to be reviewed during next meeting.
 - D. Review/Discuss/Approval of Clubhouse Fire Extinguisher Inspection/ Labeling Update- All items completed

- E. **Review/Discuss/Approval of Speed Bump Removal** – MegaMan originally bid \$300. However, will complete removal for \$800.00 as he was not aware of how much work was involved. Annamarie motioned to approve. Steve seconded. All in favor, motion carries.

VII. HOMEOWNER FORUM

- No trespassing sign purchase with code 5 x7 front and ped gate.
- Send parking excel sheet over to Aya
- Newsletter- change gate code July 1st #0624, flushing inappropriate items down toilet, watch for new plants and any runoff water, AC repairs- H/O responsibility to have roof area around AC properly installed, tag n tow- 1 vehicle must be in garage, fireworks, pool opening rules-no food, closing hours, 2 guest per unit, be considerate of your neighbor.

VIII. ADJOURNMENT

Anna Marie motioned to adjourn @ 1:27 am

Signature

Date