

**CASTLE BAY SHORES COMMUNITY ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
MAY 9, 2023**

BOARD MEMBERS PRESENT – President Murray Hiebert, Treasurer Thomas Adam, Secretary Nancy Sharpe, Directors Janet Caldwell and Rosemary Holmes-Gull. **ABSENT** – None. **OTHERS PRESENT** - Community Manager Gerry Northfield with Performance CAM. and Owners per the sign-in sheet.

I. CALL TO ORDER / BEGIN AUDIO RECORDING

President Murray Hiebert established a quorum was present and called the meeting to order at 6:00 p.m. inside Los Prados Master Community Clubhouse, 5150 Los Prados Circle, Las Vegas, Nevada, 89130. The President announced this meeting is being audio recorded.

II. OWNERS DISCUSSION AND COMMENT PERIOD

None.

III. APPROVAL OF MINUTES

A. A motion was made and seconded to approve the February 14, 2023 regular meeting minutes, as submitted. Motion carried unanimously.

IV. TREASURER REPORT

A. Review Treasurer Report / Acceptance of Financials – For the record, the Board was sent the full monthly financial package for review separately and only the Treasurer Summary report and Balance Sheet are included in the board packet. The Treasurer made a motion and was seconded to accept the January, February, and March 2023 Treasurer Summary Report and financials in accordance with NRS 116.31083. Motion carried unanimously.

B. Act upon formal acceptance of the 2022 Tax Return - A motion was made and seconded to approve the 2022 Tax Return, as submitted. Motion carried unanimously.

V. REPORTS

A. LANDSCAPE – The Board reviewed Meridian’s Landscape Monthly report for March 2023. No action necessary. President Hiebert reviewed the April 30, 2023 landscape walk held with William Huebsch from Meridian and his subsequent walkthrough notes contained in the 050123 email. The Board discussed the email content, his reference to the Associations “creeping expectations”, and instances of breaking sprinkler risers. After discussion a motion was made and seconded to have management draft for Board release, a letter in response, outlining the issues found in said email to be quite inaccurate. Motion carried unanimously.

A. MANAGEMENT – The 2023 Annual Planning Calendar was reviewed.

B. POOL – President Hiebert spoke to the pool being readied and opened April 1, 2023.

VI. UNFINISHED BUSINESS

A. None.

ORIGINAL

2

**CASTLE BAY SHORES COMMUNITY ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
MAY 9, 2023, page 2 of 2**

VII. NEW BUSINESS

A. Act upon formal approval of Association Cleaning Team contract – In the past volunteers had performed cleanup/janitorial activities in the pool area and restroom. Prior to opening the pool area a janitorial contract with Association Cleaning Team, Inc was activated with services being provided between April 1 and October 31st, once a week at a monthly cost of \$165.00. A motion was made and seconded to formally approve the ACT contract, as submitted. Motion carried unanimously.

B. Act upon formal approval of Arbor Tree pruning of of pines by pool - Prior to opening the pool area it was discovered that dead wooding/pine debris from those pine trees around the pool area fencing would create a maintenance problem if no cleanup/pruning was performed. A motion was made and seconded to formally approve Arbor Tree Service to prune such pine trees at a cost of \$1050, as submitted. Motion carried unanimously.

VIII. OWNERS DISCUSSION AND COMMENT PERIOD

None.

IX. NEXT BOARD MEETING


The President announced the next Regular meeting will be held on August 8, 2023, starting at 6:00 pm in the Los Prados Master Clubhouse.

X. ADJOURNMENT

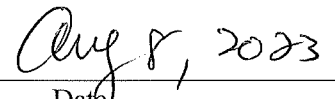
The Board adjourned the regular meeting at 6:52 p.m. with audio recording being stopped.

Submitted by Recorder,  Gerald Northfield, Community Manager

Approved,


By _____


Title _____


Date _____

ORIGINAL

**CASTLE BAY SHORE COMMUNITY ASSOCIATION
MEETING SIGN-IN SHEET**

May 9, 2023

NAME	ADDRESS	PHONE
Janet Caldwell	4932 Birch Bay	
Tom & Janie Adam	5300 Castle Harbor	218-791-1739
Gail & Norri Langan	5324 Castle Harbor Ave	702 913-8781
Pam Dimiceli	4933 Ocean Shores Way	203-313-4915
Susanne Swain	4908 Ocean Shores Way	702-470-2616
Larry Laurino	5308 Castle Bay	201-399-7123
Al Rozzi	5413 Broadwater	202-580-3885
Terry Gauthier		201-324-9955
Lay J. Shupe	4905 Birch Bay Lane	303-564-5524
Rosemary Holmes-Gull	4404 " " "	702-635-4742
NANCY FUGELBERG	4929 OCEAN SHORES WAY	702-656-1602
Richard Bates	4937 OCEAN SHORES WAY	702-834-8968

4

ORIGINAL