

**RANCHO BEL AIR POA UNIT 2
BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
July 9, 2024**

Board members present: Robin Munier, Andre Bailey, Michael Twedell, Leah Belfiore, Joseph Struck, Payvand Welebir

Board members Absent: Michael Twedell

Community Manager present: Tanya Deitrich

I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN RECORDING

CM Deitrich stated a quorum was established. President called the meeting to order at 6:25 pm, welcomed everyone, asked all persons to identify themselves, and called for audio recording to begin.

II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items- 2 minute per person). n/a

III. APPROVAL OF MEETING MINUTES/ ORGANIZATIONAL – May 7, 2024- Robin moved to approve the meeting minutes. Andre seconded, All in favor, motion carries.

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. A motion was made and seconded to accept the April 2024 financials in accordance with NRS 116.31083. Leah motioned to accept as presented. Robin informed all page 2 was missing from financials. Andre seconded. With no further discussion the motion was carried unanimously.

B. Discuss / Act upon forensic 3 year audit- CM Deitrich informed the board she found no bids for this and will have them available for next meeting. Robin informed manager that would not be necessary as they are not moving forward with this. CAM location. Motion carried unanimously.

V. COMMITTEES/REPORTS

A. Architectural Review Committee

1. **ARC Committee Report-** Table

B. Community Area Committee

1. Angelo informed all

C. Landscape Committee

1. Leah informed all-

D. MEMBERSHIP / WELCOME COMMITTEE –

F. NEWSLETTER COMMITTEE

1.

G. SECURITY COMMITTEE

H. SOCIAL COMMITTEE –n/a

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VI. UNFINISHED BUSINESS

- A. Review/Discuss/Approval of new surveillance bids-**
- B. Review/Discuss/Approval of new Gate App for homeowners**
- C. Review/Discuss/Approval of lighting throughout community-** Received bid from NV Illumination \$ 5609.65, Wright Ventures \$ 3571.68 that includes rebate from NV energy, American Solar \$2250.00 per light for conversion. BOD would like CM Deitrich to ask NV illumination for rebate. If they will not match go with Wright Ventures.

VII. NEW BUSINESS

- A. Review/Discuss/Ratify Landscape irrigation repairs on Rancho-** Robin moved to approve Battery operated timers \$1134.00, Angelo second. Repair line underneath turf \$1445.00 Robin approved, Andre second. \$450.00 Robin approved. Leah second. All in favor, motion carries.
- B. Review/Discuss/Ratify power wash of guard house** Lewis Premier submitted bid for \$450.00 robin approved. Leah seconded. All in favor motion carries.
- C. Review/Discuss General liability insurance-** Farmers submitted bid for review. Joseph will be looking into new GL insurance for the association and get back to us. Postpone for 2 weeks.
- D. Review/Discuss/Approval of bi-monthly Board of Director meetings-** New meeting for September and November approved. Leah motioned to approve. Andre seconded. All in favor, motion carries. New meetings will be held on odd months.
- E. Review/Discuss revised Rules and Regulations-** Postponed
- F. Review/Discuss/Approval of new landscape company-**
- G. Review/Discuss/Approval of refurbishment of irrigation**
- H. Review/Discuss bid from Sunland Asphalt to repair sinking pavers at exit.**
- I. Review/Discuss/Approval of increase to Vet Sec pricing-** Vet Sec submitted new pricing at \$23.00 per guard, emergency call outs \$45.00 per call.

OWNERS COMMENTS AND CONCERNS- N/A

IX. NEXT REGULAR BOARD MEETING

The next meeting is September 10, 2024 at 6:00 pm.

X. ADJOURNMENT / AUDIO RECORDING STOPPED

The President, noting no further business to come before the Board, adjourned the meeting at 9:43 pm.

Submitted by Recorder, Tanya Deitrich, Community Manager.

Approved,

By

Title

Date