

# CASTLE BAY SHORES COMMUNITY ASSOCIATION

## Board meeting March 17, 2021

The meeting was called to order at 5:35 pm by President Richard Bates. Board members present were Richard Bates, Regina Gareis, Murray Hiebert, Gregory Finke and Rosemary Holmes-Gull.

Loretta Masters and Brenda Pratt were unable to attend.

### BOARD DISCUSSION

This special meeting was called to consider a change of HOA. There is dissatisfaction with the present HOA as there have been issues with vendors not being paid in a timely manner, and the company itself seems very disorganized.

Quotes from two HOAs under consideration were opened and read.

Quote # 1 Shelter Management Group \$300 per month

Quote #2 Performance Cam LLC \$620 per month

Since the company offerings seem comparable, there was a unanimous vote that SMG should be afforded the courtesy to investigate them further pending final approval from the board.

Richard Bates, Murray Hiebert, and Greg Finke will meet to seek answers to further questions and will make a decision at that time.

Motion to adjourn the meeting was made by Richard Bates and seconded by Regina Gareis. The meeting was adjourned at 6:24 pm

Respectfully submitted,

Rosemary Holmes-Gull, Secretary

## **CASTLE BAY SHORES COMMUNITY ASSOCIATION**

### **Board meeting September 30<sup>th</sup>, 2020**

The meeting was called to order at 5:32 pm by President Richard Bates. Board members present were Richard Bates, Regina Gareis, Brenda Pratt, Murray Hiebert, Gregory Finke and Rosemary Holmes-Gull. Loretta Masters was unable to attend.

#### **BOARD DISCUSSION**

The board meeting scheduled for March 19, 2020 was cancelled due to the pandemic. A general letter was sent to homeowners. Gregory Finke made the motion to approve the letter and Murray Hiebert seconded the motion.

#### **BUDGET MEETING**

A Board discussion took place regarding two budget options.

Option 1: No change to association dues. Increases were included for expenses that naturally increase, e.g. postage, copies, insurance, miscellaneous administrative expenses and miscellaneous repairs.

A query was made by Richard about an amount of \$1132.45 that should not have been included on the budget because it was not an expense of ours.

Option 2: Proposed an increase in homeowner dues of \$13.50 for a total of \$116. This was recommended by Ideal to bring the Reserve to 70%

Board members were unanimous in feeling that was too high an increase and it was unnecessary as reserves were sufficient to cover projected expenses.

A motion to accept Option 1 was made by Murray Hiebert and seconded by Brenda Pratt. Approval was unanimous.

#### **ADDITIONAL BUSINESS**

Richard explained that some residents had not had their grass cut for two weeks because of the new seeding. It needed time to grow before it was cut.

Motion to adjourn the meeting was made by Richard Bates and seconded by Gregory Finke. The meeting was adjourned at 6:14 pm

Respectfully submitted,

Rosemary Holmes-Gull, Secretary

March 19, 2020

Dear Homeowner;

Due to the cancelation of the annual meeting that was scheduled for March 18, 2020, due to the threat of the virus, the Board thought it best to give the homeowners an update of what would have been brought up at the meeting.

This would have been the election of the Board members. Since the required number of Board Members is seven (7) and the number of applicants received was seven (7) there would not have been any ballots. The seven (7) were accepted to the Board.

The members of the Board for the next 12 months are: Rosemary Holmes-Gull, Regina Gareis, Richard Bates, Loretta Masters, Gregory Finke, Murray Heibert and Brenda Pratt.

The Presidents report is as follows;

Due to the threat of the Virus, we are following the recommendations of the Health Dept. The pool will be closed till mid-April.

I'd like to thank the Board for their unselfish service to the community in 2019.

We have a new pool company this year, Gator Pools. Community Pools no longer services this end of Las Vegas. The service is the same. \$50.00 less per year.

There will be new signs at the pool required by the Health Dept. Please be familiar with the new rules.

Please be considerate of your neighbors at the pool. People have different reasons for being at the pool. They may just want to relax in the sun, read, take a swim. Let's keep noise to a minimum so people can relax in comfort. If you're going to listen to music, please use ear buds. Keep phone conversation at a low volume. Many people talk too loud on their phones which annoy others. We want all the community to visit the pool and enjoy it. Please keep drinking of alcohol at the pool to a minimum and clean up after yourself. There is no one that comes and cleans up after you leave. It's your responsibility to keep the pool neat and clean. If you move furniture, please put it back to its original place. Think of the pool as if it were in your back yard. There is no more public parking at the pool as of April 1<sup>st</sup>. Parking is for pool use only and you could be ticketed by security. Keep the gate to the pool locked at all times. Do not let anyone in who doesn't have a key. The pool is for Castle Bay Shores only. NO pets are allowed in the common area, period.

**CASTLE BAY SHORE**  
**2020 RESERVE BUDGET**

Projected Ending Balance as of 12/31/19:	\$55,513.58
Recommended Reserve Study Balance for 12/31/19:	\$73,605.03
Recommended 2020 Recommended Expenditures	\$0.00
2020 Reserve Contribution	\$2,459.00
Estimated 2020 Reserve Interest:	\$300.00
Projected Reserve Balance for 12/31/20:	\$58,272.58
Recommended Reserve Study Balance for 12/31/20:	\$78,642.28

<b>2020 Recommended Reserve Expenditures</b>	
Pool Area Landscape & Irrigation Renovation	\$0.00
	\$0.00

The Castle Bay Shore HOA is projected to be 74% funded by the end of 2020 in accordance with the 2017 Reserve Study prepared by Nevada Reserve Studies, who holds the required permit to perform reserve studies in Nevada.

**CASTLE BAY SHORE HOA**

BUDGET  
YEAR ENDING DECEMBER 31, 2020

Acct. No.	Description	2019 Annual Budget	Actual Oct '18 to Sept '19	2020 Annual Proposed
	Operating Income (54 Units)	Jan \$85.00 Feb-Dec \$93.50		\$102.50 Per unit/per month
6310	Assessment Income	\$ 60,129.00	\$ 60,129.00	\$ 66,420.00
6315	Operating Interest	\$ 21.00	\$ 14.85	\$ 15.00
6320	Special Reserve Assessment	\$ -	\$ -	\$ -
6330	Violation Income	\$ -	\$ -	\$ -
6340	Late Fees	\$ -	\$ 76.00	\$ -
6350	Collection Fees	\$ -	\$ -	\$ -
6365	Clubhouse Use Donation	\$ -	\$ -	\$ -
6370	Key Income	\$ -	\$ 25.00	\$ -
6390	Miscellaneous	\$ -	\$ 479.00	\$ -
6400	Bad Debt (Uncollectible Dues)	\$ -	\$ -	\$ -
<b>TOTAL INCOME</b>		<b>\$ 60,150.00</b>	<b>\$ 60,723.85</b>	<b>\$ 66,435.00</b>

**Operating Expenses**

7000	Bank Charges	\$ -	\$ -	\$ -
7010	Management Fees	\$ 4,536.00	\$ 4,536.00	\$ 4,536.00
7020	Postage/Mail	\$ 250.00	\$ 243.88	\$ 250.00
7025	Copies/Printing	\$ 325.00	\$ 295.80	\$ 325.00
7030	Management Other	\$ -	\$ -	\$ -
7035	Collection Costs	\$ -	\$ -	\$ -
7040	Insurance	\$ 1,500.00	\$ 1,589.00	\$ 1,600.00
7070	Legal	\$ -	\$ -	\$ -
7090	Permits	\$ 826.00	\$ 826.00	\$ 826.00
7095	Business License	\$ -	\$ -	\$ -
7100	Filing Fees	\$ 250.00	\$ 250.00	\$ 250.00
7110	Ombudsman	\$ -	\$ -	\$ -
7120	Property Taxes	\$ -	\$ -	\$ -
7130	IRS Taxes	\$ -	\$ -	\$ -
7140	Auditing/Tax Preparation	\$ 125.00	\$ 125.00	\$ 125.00
7150	Misc. Administrative	\$ 200.00	\$ 165.24	\$ 200.00
7160	Pool Key Refunds	\$ -	\$ -	\$ -
7210	HVAC Repairs	\$ -	\$ -	\$ -
7215	Office Supplies	\$ 75.00	\$ -	\$ 75.00
7220	Alarm Monitoring	\$ -	\$ -	\$ -
7240	Fitness Equip. Repairs	\$ -	\$ -	\$ -
7400	Plumbing	\$ 100.00	\$ 38.88	\$ 100.00
7410	Gate Repairs/Keys	\$ 100.00	\$ -	\$ 100.00
7440	Roof Repairs	\$ -	\$ -	\$ -
7450	General/Misc. Repairs	\$ 100.00	\$ 66.67	\$ 100.00
7460	Wall/Fence Maintenance	\$ -	\$ -	\$ -
7500	Community Projects	\$ -	\$ -	\$ -
7550	Vandalism	\$ -	\$ -	\$ -
8000	Landscaping: Contract	\$ 41,904.00	\$ 41,904.00	\$ 41,904.00
8025	Landscape Renovation	\$ -	\$ -	\$ -
8050	Landscaping: Other	\$ 300.00	\$ 1,035.00	\$ 300.00
8070	Tree Maintenance	\$ 600.00	\$ -	\$ 600.00
8100	Pool Service: Contract	\$ 5,200.00	\$ 5,675.00	\$ 5,200.00
8150	Pool Service: Other	\$ 600.00	\$ 1,630.76	\$ 600.00
8200	Lighting Contract	\$ -	\$ -	\$ -
8250	Lighting: Other	\$ -	\$ -	\$ -
8350	Extermination	\$ 420.00	\$ 420.00	\$ 420.00
8400	Janitorial: Contract	\$ -	\$ -	\$ -
8450	Janitorial: Other	\$ 250.00	\$ 14.48	\$ 100.00
8500	Street Sweeping	\$ -	\$ -	\$ -
8550	Backflow Testing	\$ -	\$ -	\$ -
9000	Power	\$ 2,100.00	\$ 2,155.83	\$ 2,150.00
9050	Gas	\$ 950.00	\$ 972.98	\$ 975.00
9100	Water	\$ 1,700.00	\$ 1,619.63	\$ 1,650.00
9150	Sewer	\$ 1,050.00	\$ 1,058.01	\$ 1,060.00
9200	Trash	\$ -	\$ -	\$ -
9300	Phone	\$ 450.00	\$ 520.70	\$ 530.00
<b>TOTAL OPERATING EXPENSES</b>		<b>\$ 63,911.00</b>	<b>\$ 65,142.86</b>	<b>\$ 63,976.00</b>

9600	Transfer To Reserves	\$ -	\$ -	\$ 2,459.00
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<b>EXCESS REVENUES OR EXPENSES</b>	<b>\$ (3,761.00)</b>	<b>\$ (4,419.01)</b>	<b>\$ -</b>
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