

**PARADISE FALLS HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES**

July 9, 2024

Held at 6:00 PM

Performance CAM

5135 Camino Al Norte, Ste. 100

N. Las Vegas, NV 89031

BOARD MEMBERS (PRESENT) President Suzette Sterner, Secretary Brenda Ososki and Directors Barbara Farnsworth, Steve Rosenbaum. **(ABSENT)** Treasurer Robin Talley, **OTHERS PRESENT** Sarah Pellino, Community Managers with Performance CAM and Owners per the sign in sheet.

I. CALL TO ORDER

Suzette Sterner establish a quorum of the Board was present calling the meeting to order at 6:17p.m. inside Performance CAM, Suite 100, 5135 Camino Al Norte, North Las Vegas, NV 89031 and via ZOOM.

II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)

There were no homeowner questions during the agenda item forum at this time.

III. APPROVAL OF MINUTES

A. Brenda Ososki motioned, seconded by Suzette Sterner to approve May 14, 2024 Regular meeting minutes, as presented. Motion carried unanimously.

IV. TREASURER REPORT

- A. Suzette Sterner motioned, seconded by Robin Talley the Board has reviewed the financials, per the every 100 day requirement set forth in NRS 116.31083, and will review any changes to the April 30, 2024 financials via email that were brought to managements attention. Call for a vote was unanimous. Motion carried.

V. REPORTS

A. Architectural Review Committee

1. Discuss / Review / Act upon ARC guideline revisions – The Board is making additions to the architectural guidelines with additional items to add. The Board will make any adjustments to the architectural guidelines, and will review and possibly approve via email, and add topic to next agenda for formal approval. Postponed/Pending to be completed for the September 10, 2024 Board of Directors Meeting.

B. Management (Sarah)

1. Review 2024 Annual Planning Calendar – The Board reviewed the 2024 Annual Planning Calendar, as presented, with the next meeting to be held on September 10, 2024.
2. Reimbursement:
There were no Board Member reimbursements to be approved at this time. No action needed. .
3. Discuss / Review / Act upon Rules & Regulation revisions – The Board is working on the revised Rules and Regulations to have for the September 10, 2024 Board of Directors Meeting. No further action is needed.

VI. UNFINISHED BUSINESS

A. Entrance Gate Electrical RFP

Board Member, Steve Rosenbaum was not present at the meeting to provide an update on the electrical work at the entrance gate. Management will obtain an update via email from the Board. No action needed at this time.

B. Camera Install Update:

Board Member Steve Rosenbaum provided an update that the cameras are working but video footage may not be retrieved. The Board is working on retrieving the saved video from the cameras at this

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time. No further updates as of this time regarding the cameras at the entrance gate.

VII. NEW BUSINESS

A. VMS Invoice Portal

The Board discussed approving invoices from the VMS Software portal instead of utilizing Strongroom to do so. Suzette Sterner motioned, seconded by Brenda Ososki to approve the process of invoice approval to be done in VMS. Call for a vote was unanimous. Motion carried.

B. HOA Lawyers Group Retainer/Collections Agreement

The board reviewed and discussed the contract submitted for review for HOA Lawyers Group. Suzette Sterner motioned, seconded by Brenda Ososki to review the contract via email for Board discussion, and provide management direction on how to proceed. Call for a vote was unanimous. Motion carried.

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

No homeowners were present during the open forum for any questions outside the agenda.

IX. NEXT BOARD MEETING

The next Regular meeting is scheduled for September 10, 2024, same time & location.

X. ADJOURN / STOP AUDIO RECORDING

The Board adjourned the meeting at 6:42 p.m. and audio recording stopped.

Submitted by Recorder, Sarah Pellino, Supervising Community Manager

Approved,

By

Title

Date
