

**RANCHO BEL AIR PROPERTY OWNERS ASSOCIATION UNIT 2
BOARD OF DIRECTORS**

July 9, 2024 at 6:00 pm

LOCATION: Performance CAM, 5135 Camino Al Norte, Ste 100, NLV, NV 89031

Join Zoom Meeting

<https://us06web.zoom.us/j/82995451226?pwd=mI5k2ALThB9VDo3PV5GAU0WiygYPBp.1>

Meeting ID: 829 9545 1226

Passcode: 699656

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

REGULAR MEETING AGENDA

I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN AUDIO RECORDING

*** Introductions of new Board members

II. OWNERS COMMENT PERIOD (Limited to Agenda items, 2 minutes each)

III. APPROVAL OF MINUTES (Motion by Secretary)

A. Discuss / Act upon approval of May 7, 2024, Regular Meeting minutes

IV. TREASURER REPORT (Motion by Treasurer- Michael Twedell)

A. Review / Acceptance of Financial Statements- April 2024

V. COMMITTEES / REPORTS / Actions

A. ARCHITECTURAL CONTROL COMMITTEE (chair Payvand Welebir)

a. Review/Discuss/Approve Revised ARC application.

B. COMMON AREA COMMITTEE (chair Angelo Stamis)

C. LANDSCAPE COMMITTEE (chair Robin Munier transfer to Leah Belfiore)

D. MEMBERSHIP / WELCOME COMMITTEE (chair Joseph Struck)

E. SECURITY COMMITTEE (chair Andre Bailey)

F. SOCIAL COMMITTEE (chair Michael Twedell)

VI. UNFINISHED BUSINESS

A. Review/Discuss/Approval new surveillance bids

B. Review/Discuss/Approval of Gate App for homeowners to utilize

C. Review/Discuss lighting throughout community

VII. NEW BUSINESS

A. Review/Discuss/Ratify Landscape irrigation repairs on Rancho

B. Review/Discuss/Ratify power wash of guard house

C. Review/Discuss General liability insurance

D. Review/Discuss/Approval of bi-monthly Board of Director meetings

E. Review/Discuss revised Rules and Regulations

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

VIII. OWNERS COMMENT PERIOD (Limited to Non-Agenda items, 2 minutes each)

IX. NEXT BOARD MEETING – _____, 2024, same location and time.

X. ADJOURN / STOP AUDIO RECORDING