

SALT CREEK OWNERS ASSOCIATION

MEETING MINUTES

5135 Camino Al Norte Suite 100

N. Las Vegas NV 89031

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BOARD OF DIRECTORS MEETING

October 9, 2023, 6:00 PM

5135 Camino Al Norte, Suite 100

N. Las Vegas, NV, 89031

And Via Zoom

Board of Directors Present: Bill Carpenter, Dan Bernica, Jana Daniels

Management: Tanya Deitrich, Supervising CAM

BOARD OF DIRECTORS MEETING (OPEN TO ALL OWNERS) 5:30 PM

I. CALL TO ORDER/ESTABLISH QUORUM

Meeting was called to order at 6:10 by Bill.

II. HOMEOWNERS FORUM-AGENDA ITEMS ONLY

Each homeowner is entitled to speak to the Board at this time about items on the agenda only. To ensure everyone gets an opportunity to speak, comments will be limited to three minutes.

15 homeowner present- no discussion at this time.

III. NEW BUSINESS

A. **Discuss/Review/Motion Adopt 2024 Budget-** Budget was submitted to board with no increase, Dan would like the D&O GL removed from budget, please additional funds into reserve account. Board would like to look into slurry for the community. 26K added to reserve expenditures for 2024. Bill motioned to adopt 2024 budget and Dan seconded. All in favor, motion carries

B. **Discuss/Review/Approve 2024 Management Contract-** 2024 contract was presented to the Board with an increase. New management fee will be \$950.00. Web page was included on this contract, addendum will be closed. Bill motioned to approve. Dan seconded. All in favor, motion carries.

IV. OLD BUSINESS

A. Components of the association- lights, mailboxes, signs- Bill would like to discuss components in depth. Entire discussion can be found on audio for records. The CCRs were not properly reviewed when first created, did not realize these were not in CCRs. All of the components should be listed. This association was developed for use and enjoyment to each homeowner and homeowners are to abide by the governing documents. Dan- Mailboxes were temporarily added to reserve study 10-12 years ago only as a precaution so the HOA would not have to collect additional funds in future for reserves. Once a legal opinion was obtained they could removed the mailboxes from the reserve study.

The board did take opinions and concerns regarding components during this period of meeting. Motion was made by Bill to amend the CCRs to include components of the association. Jana seconded. All in favor, motion carries. None opposed.

V. HOMEOWNERS FORUM-ANY ISSUES OR CONCERNS

- A shed was installed , why? This is to harmonize and be screened. It is visible from common area. Anything done on her street, they ask their neighbors first. Why was this not done.
- Where is the neighbor awareness form?
- Who voted to approve this ARC?
- Relaxed Guidelines- scenario- ARC submitted to BOD and it does not meet guidelines. What steps are being taken cure?
- This is like a billboard on the side of our house, shingles need to be tile,
- This shed installed by a board member sets precedence. Several owners do not agree it follow the guidelines.
- What is going to be done to fix this?
- Why is there no committee formed?
- ARC rules were cited

No building, fence, wall, other structure or improvement shall be commenced, erected, placed, remodeled or altered upon a Property until the location, complete plans and specifications showing the nature, kind, shape, height and materials, including the color scheme, have been submitted to and approved in writing as to harmony of external design, location, compatibility to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Review Committee.

CM Deitrich informed members the two board member will get together to come up with a solution for this particular ARC. In the meantime they will also discuss specifics of creating an ARC, Social, and asphalt committee. Details will be available by next meeting.

Dan provided CM Deitrich with additional pedestrian key to make duplicates.

VI. ADJOURNMENT

Dan motioned to adjourn meeting at 7:34pm

Signature

Date