

SALT CREEK OWNERS ASSOCIATION

MEETING MINUTES

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BOARD OF DIRECTORS MEETING

February 9, 2023, 5:30 PM

7530 Stone Lake Street

Las Vegas, NV, 89131

Board of Directors Present: Bill Carpenter, Dan Bernica, Jeff Orvedal

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 5:35pm 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.

n/a

III. REVIEW/APPROVAL OF MEETING MINUTES

Jeff made a motion to approve December 2, 2022 meeting minutes with the correction that he was in attendance via telephone. Dan seconded. All in favor, motion carries.

IV. REVIEW OF FINANCIAL STATEMENTS

Dan reviewed previous financials from previous management company and stated the HOA was \$5,639.00 under budget. Dan motioned to accept as presented. Bill seconded. All in favor, motion carries.

V. LITIGATION DISCLOSURE

A. None

VI. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. Management Introduction

B. Discuss/Review/Motion CAS proposal to replace gate loops

Bill explained to the members that we recently have had a few issues with the gates. Bill met with CAS on site to review gates and how they operated. After review of this and being an engineer he did not feel it was necessary at this time to replace the gate loops. \$4648.40. Bill motioned to decline the bid at this time. Dan seconded. All in favor, motion carries.

C. Discuss/Review/Motion Revised Management Contract/ Website

Performance CAM has an interactive site where the HOA can participate. This is at an additional cost of \$20.00 per month on contract. Great tool for all homeowners to participate in. Bill motioned to approve this revision to management contract. Jeff seconded. All in favor, motion carries.

D. Discuss/Review/Motion ISG Lighting proposal- Jeff did not feel this needed to be addressed at this time as ISG provided additional information stating the product installed in our community are not the ones being replaced. Jeff motioned to postpone at this time. Bill seconded. All in favor, motion carries.

E. Discuss/Review/Motion SOS/OMB late fees

Previous management failed to comply and provide annual 562 form and payment in a timely manner to NRED. We do not know how much late fees are to date. Dan motioned to hold previous management company liable for late charges. Bill seconded. All in favor, motion carries.

F. Discuss/Review/Motion New HOA Attorney

The Board was previously utilizing attorney related to prior management company. They would like to part from the attorney, Leach, and move forward with new attorney for the HOA. 3 Marketing packets were provided to the board. 1. Will Wright 2. Clarkson Law 3. LKG after reviewing all 3 Bill motioned to approve Will Wright as the HOA attorney. Jeff seconded. All in favor, motion carries

G. Discuss/Review/Motion 2020 Reserve Study (not adopted)

The 2020 reserve study still has additional questions on what should be in the study and what should not. Bill motioned to postpone adoption at this time. Dan seconded. All in favor, motion carries.

H. Discuss/Review/Motion Total Signs- 2 stops signs and street signs

Proposals were submitted by Kelleher Davis \$1,000.00 and Total Sign System \$1,030.00. These are to be installed at front gate entrance to avoid accidents. No street signs are needed this was previously completed. Jeff motioned to approve Kelleher Davis. Bill seconded. All in favor, motion carries. After final comments from the members they would like a white line on street to signify where to stop. As well as small X traffic does not stop at no charge.

I. Discuss/Review/Motion to provide personal gate codes for each home

Board explained to members that they are now aware each house can have their own personal gate code to secure the HOA a little more. Asked for their feedback and if they felt it was necessary. One homeowner mentioned area codes. Is the hone line set up for other areas codes. CM Deitrich will check. Bill motioned to postpone for now. Dan seconded. All in favor, motion carries.

VIII. HOMEOWNERS FORUM-ANY ISSUES OR CONCERNS

- *Stops signs*
- *Will clickers still work if we change gate code*
- *Reseal of pavement, when? Gas lines need to be capped 1st*
- *Can they reseal with clear sealer?*
- *Last meeting discussed ped gate code instead of key*

IX. ADJOURNMENT

Dan motioned to adjourn meeting. The time was not specified however meeting ran 1 hour and 15 minutes according to recording. Jeff seconded.

Note: This agenda has been published and distributed to Salt Creek Owners Association in accordance with Nevada Statute 116.31083. The agenda includes an open forum in which members may speak on an Association topic of their choice. Copies of the minutes are available at our management company Performance CAM, 362-0318 (a cost may be involved.) An executive session may be held prior to or after this meeting to discuss delinquencies, legal issues, personnel issues, and violations. Per NRS 116 all open session Board of Directors Meetings will be audio recorded.