

**EMERALD CREST HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
JULY 21, 2021**

BOARD MEMBERS PRESENT

President Ken Bitting, Treasurer Paul Rogers, and Secretary Kim Piwowarczyk

BOARD MEMBERS ABSENT

None

OTHERS PRESENT

Dustin Marshall with Performance CAM, and owners per the sign in sheet.

I. CALL TO ORDER / AUDIO RECORDING

Ken Bitting called the meeting to order at 6:06 p.m. inside the Performance CAM conference room located at 5135 Camino Al Norte Suite 100, North Las Vegas NV, 89031

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

- None

III. APPROVAL OF MINUTES

Dustin Marshall commented that 5 Star management has not yet provided a set of written minutes for the 6.2.21 meeting. A motion was made by Ken Bitting to table the approval of the 6.2.21 meeting minutes, Paul Rogers seconded the motion. Motion carried unanimously.

IV. REVIEW OF FINANCIAL STATEMENTS

Paul Rogers explained that there are multiple errors in the June financials prepared by 5 Star management. Ken Bitting made a motion to acknowledge that the June 2021 financials have been reviewed but not accepted. Paul Rogers seconded the motion. Motion carried unanimously.

V. LITIGATION DISCLOSURE

Dustin Marshall disclosed that the Association is not currently involved in litigation.

VI. NEW BUSINESS

1. **Discuss/Review/Approve Proposals to Install Mailbox Solar Lighting**

The Board and homeowners discussed the need to add a light near the mailbox because it is extremely dark due to not having any streetlights or homes with coach lights nearby. At past meetings, several homeowners expressed their concerns over the lack of a well light mailbox area. Dustin Marshall explained that sealed bids were solicited from 4 lighting companies which are:

- Nevada Illumination: responded stating they are unable to provide bid for this type of solar fixture.
- Desert Clark County Lighting: Sealed bid for solar motion sensor light, \$3205
- ISG Lighting: Did not respond to bid request by deadline
- American Solar Electric: Sealed bid for solar dusk to dawn light fixture, \$1900

Ken Bitting motioned to approve the proposal from American Solar Electric with an allowance of \$2,500 contingent on whether or not the fixture needs additional vandal proof components. Paul Rogers seconded the motion. Motion carried unanimously.

**EMERALD CREST HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
JULY 21, 2021**

2. Discussion Regarding Summer Compliance Inspections

The Board discussed summertime violations for dead plant material in front yards. At the advice of management, the board agreed to not send violation letters to homeowners with dead plant material during the months of June and July recognizing that it does not seem in the community's best interest to force homeowners to replace dead plant material until the fall. Management has been directed to hold these types of violations until August 15th and then send notices to homeowners asking them to replace any dead plant material.

VII. OWNERS COMMENT AND DISCUSSION PERIOD (Non-Agenda items)

A homeowner asked if there was any further progress on adding vehicle gates at the community entrance. The Board replied stating that they had spoken to several sources stating that the community was never designed to be gated and it would be extremely difficult and costly to modify the community streets and obtain the necessary approvals from various entities to complete such a project. As such, the board feels it is impractical to move forward with such a project.

A homeowner asked if the board still intends on creating a social committee and stated that she is willing to serve on such a committee. The board stated that they do intend on creating a social committee but wished to wait until the new management company was in place and acclimated before moving forward with the committee charter. The Board directed management to prepare a social committee charter for review and approval at the next board meeting.

A homeowner commented that it may be beneficial to extend the board of director positions from 3 to 5 to obtain more community involvement. The Board stated that they are open to this idea but are concerned that there may not be enough volunteers to fill the additional seats.

Kim Piwowarczyk commented that management recently mailed a recall ballot to the homeowners for her board seat. She explained that she was told by a homeowner who signed the recall petitions that the reason for the recall was because "she was guilty by association" because she was appointed by board members Ken Bitting and Paul Rogers. Kim wished to make it clear that she had no prior relationship with either board members, and had only been on the board for a short time before the recall petition was submitted.

Ken Bitting commented that no volunteers have stepped forward after June 2, 2021, email blast soliciting for Finance Committee volunteers.

VIII. ADJOURNMENT / AUDIO RECORDING CEASED

There being no further business to discuss the Board adjourned the regular meeting at 7:48p.m. and the audio recording was stopped.

Submitted by Recorder, Dustin Marshall, Community Manager
Approved,

By