

**BOARD OF DIRECTORS MEETING MINUTES**

**November 15<sup>th</sup>, 2018**

**DIRECTORS PRESENT:**

Shirley Iodic, Secretary	Coventry
Larry Orlov, Treasurer	Member at Large
Joe Lightowler, Director	Solera @ Anthem
Diane Reese, Director	Anthem Country Club

**DIRECTORS ABSENT:**

Heather Sarrategui, Director	Terra Bella
Arthur Lindberg, Director	Sun City Anthem
Mark West, President	Anthem Highlands

**OTHERS PRESENT:**

Rechelle Bogle, FirstService Residential  
Mark Bower, Brightview Landscape  
Michael Gable, TBM Electric

**LOCATION**

Solera at Anthem, 2401 Somersworth Drive Henderson NV 89052

**CALL TO ORDER**

Larry Orlov called the meeting to order at 3:04 P.M.

**COUNCIL MEMBER UPDATES**

No updates at this time.

**APPROVAL OF MINUTES**

A. Joe Lightowler made a motion to approve the minutes of August 16, 2018 as written. Shirley Iodic seconded the motion. There was no discussion, motion carried unanimously.

**FINANCIAL REVIEW**

A. *July, August, and September 2018 Financials*

Joe Lightowler made a motion to acknowledge review of the financials subject to the audit which were previously emailed. Shirley Iodice seconded the motion. There was no discussion, motion carried unanimously.

**MANAGEMENT REPORTS**

A. *Action List, Legal Update & Delinquency reports* – the board reviewed the provided reports. No further action taken at this time.

B. *Anthem Country Club - Turn Lane project* – Diane Reese commented that the entrance landscaping was installed and the delay was the City of Henderson agreement to replace the landscaping was not clear or in writing. Anthem Country Club replaced the landscaping at the HOA expense. No further action was taken.

C. *Rapid Flashing Beacons* - Gretchen Poindexter from City of Henderson reported that the project will start in November throughout the entire parkway.





**D. Sidewalk addition to Anthem Parkway**

The City of Henderson provided a new areas and requested letters from the land owners interest in the project in order to move forward with design plans. Anthem Council, Terra Bella, Sun City Anthem and Anthem Station provided permission to move forward and provided the documentation to the City of Henderson.

**LANDSCAPING**

A. *Report from Brightview Landscape services* - Mark Bower from Brightview Landscape were present to discuss the landscape services, service scheduled and rotation. Brightview provided through August thru October 2018 monthly reports of services provided.

B. *Update on improvement projects for 2017 thru 2019* – Brightview provided an updated report from the original proposed project for 2017 and 2019 to include additional retro fitting proposal for 2019.

- Mature tree trimming – Larry Orlov made the motion to approve the tree trimming for Phase II & IV \$21,250 each and move this project to be completed in 2018. Arthur Lindberg seconded the motion. There was no discussion, motion passed unanimously.

**D. Other landscaping issues**

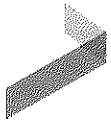
- Removal of Trees with Bores along Reunion South - \$1,415.00  
Joe Lightowler made motion to approve this expense. Shirley Iodice seconded the motion. There was no discussion, motion passed unanimously.
- Replacement of shrubs with low ground cover for line-of-sight issues - \$2,328.00  
Joe Lightowler made motion to approve this expense. Shirley Iodice seconded the motion. There was no discussion, motion passed unanimously.
- Landscaping enhancement for Reunion South median - \$1391.50  
Joe Lightowler made motion to approve this expense. Shirley Iodice seconded the motion. There was no discussion, motion passed unanimously.
- Anthem Club Drive median - \$5,150.00  
Joe Lightowler made motion to approve this expense. Shirley Iodice seconded the motion. There was no discussion, motion passed unanimously.
- Hampton Rd to Atchley Median enhancement - \$1,888.00  
Joe Lightowler made motion to approve this expense. Shirley Iodice seconded the motion. There was no discussion, motion passed unanimously.
- Directional Signs Rain Lilies in front of signs - \$3,886.00  
Shirley Iodice made the motion to postpone this item and provide how many signs require the plants. Joe Lightowler seconded the motion. Motion passed unanimously.

**NEW BUSINESS**

Commercial Owner’s request for signage on the parkway

The board reviewed and agreement between Crossroads Church to place a sign on Anthem Community Council land for visibility from Anthem Parkway. Diane Reese made the motion to postpone this item to further clarify the agreement and view the location. Joe Lightowler seconded the motion. After much discussion, all were in favor of the motion.





## Anthem Community Council, Inc.

### Waterfall lighting, rodent damage & power board upgrade

TBM electric presented 2 bids for \$2,412 for rodent damage and \$13,862 abandon electrical wiring to the j-boxes for the new trees at the water. Diane Reese made the motion to approved the proposals as presented. Joe Lightowler seconded the motion. There was no further discussion. Motion passed with all favor.

### Common area lights replacement & relocation

TBM presented a proposal to relocate 68 flood lights that work and current have not plants near it for \$38,680. After much discussion, Shirley Iodice made the motion to postpone this item for possible other options. Joe Lightowler seconded the motion. Motion carried with all favor.

### Reserve financial update

Management present the first draft of the update financial summary of the reserve study and recommended further review in a workshop meeting. Joe Lightowler made the motion to postpone for further review. Shirley Iodice seconded the motion. There was no further discussion, motion carried with all in favor.

### Common area ownership mapping by Professional Engineering firm

Management presented a proposal from Integrity Engineering Inc. for \$21,600 to provide a engineered map of the Anthem Council common area to included water meters and electrical boxes. Joe Lightowler made the motion to approve the proposal as presented. Shirley Iodice seconded the motion. There was no further discussion, motion carried with all in favor.

### Director position renewals of 2-year term for Solera, Coventry and Highlands at Anthem

Management was informed that Mark West from Highlands, Joe Lightowler from Solera and Shirley Iodic from Coventry were appointed for a 2 year term.

### 2018 Tax and audit approval

Management presented a bid from Hilburn & Lien for the annual tax filing and audit for \$1,975. Shirley Iodice made the motion to approve the proposal as presented. Diane Reese seconded the motion. There was no further discussion, motion carried with all in favor.

### Update to Bylaws to add alternate for Board members.

Diane Reese made the motion to add to the next meeting the cost to update the bylaws to add an alternate position for Board members. Joe Lightowler seconded the motion. There was no further discussion, motion carried with all in favor.

### PUBLIC COMMENT

The floor was opened to the public for comments. Homeowners were present and the following items were discussed:

- Add the board packet to the website prior to the meeting
- High delinquency amounts and if this will be addressed.
- Sun City Anthem did not agree to all areas for the sidewalk project and a resident provided the areas that they did approve.
- Concerns of funding of the reserves for large landscaping projects and a possible increase to all association.

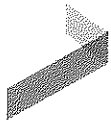
**NEXT MEETING: February 28, 2019 at 3:00 P.M. – Sun City Anthem**



**FirstService**  
RESIDENTIAL

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**Anthem Community Council, Inc.**

**ADJOURNMENT**

Larry Orlov made a motion to adjourn the meeting at 4:45 P.M. Diane Reese seconded the motion to adjourn. Motion carried with all in favor.

RESPECTFULLY SUBMITTED:

  
Secretary/Board Member



**FirstService**  
RESIDENTIAL

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