

**RANCHO BEL AIR POA UNIT 2
BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
January 9, 2024**

BOARD MEMBERS PRESENT President Robin Munier, Vice President Andre Bailey, Treasurer Michael Twedell , Secretary Leah Belfiore, Director Angelo Stamis. Director Joseph Struck, Director Payvand Welebir
ABSENT/ABSENT. **OTHERS PRESENT** Tanya Deitrich, Community Manager, with Performance CAM the management company.

I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN RECORDING

CM Deitrich stated a quorum was established. President called the meeting to order at 6:39 pm, welcomed everyone, asked all persons to identify themselves, and called for audio recording to begin.

II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items- 2 minute per person). 9 homeowners present

- Clarification on street slurry?
- Add more useful information on newsletter
- What are our agenda items
- Do not waste homeowners time in HOA meetings
- Continue to engage with homeowners and utilize for committees
- Safety is #1 priority
- 2508 RBA-security/management concerns
- Meeting minutes not available to homeowners
- Illegal Air BNB still operating – what can be done?

Dave from Code Enforcement joined the meeting via Zoom to provide the members with information regarding Air BNB. His contact information 702-863-2311 dnedlberg@lasvegasnevada.gov Case worker Luke

Code Enforcement is here to take calls for issues. Licensing is aware of Air BNB situation and there is an open case at this time. If violation continues, yes, it will be public knowledge. How long is the process? 10, 30days to cease desist (court ordered). What happens to owner while this is in process? Nothing at this time.

III. SECRETARY REPORT

A. Discuss / Act to approve Regular meeting minutes - A motion was made by Michael and seconded by Andre to approve the October 19, 2023 Regular meeting minutes and November 13, 2023 emergency meeting, as submitted. With no further discussion, All in I favor and nobody opposed. Motion carried unanimously.

IV. TREASURER REPORT

A. Review Treasurer Report / Acceptance of Financials – For the record, the Board was sent the full monthly financial package for review separately and only the Treasurer Summary report and Balance Sheet are included in the board packet. A motion was made and seconded to accept the September and October 2023 financials in accordance with NRS 116.31083. Michael motioned to accept as presented. Andre seconded. With no further discussion motion carried unanimously.

B. Discuss / Act upon forensic 3 year audit- CM Deitrich informed the board she found no bids for this and will have them available for next meeting. Robin informed manager that would not be necessary as they are not moving forward with this. CAM location. Motion carried unanimously.

V. REPORTS

A. Architectural Review Committee

1. **ARC Committee Report** – None.As Payvard was not able to connect with Audio on Zoom. Email later sent – no open arc requests at this time. Electronic form creation in process.

B. Community Area Committee

1. Review / Act upon Street Slurry/Sealcoating bids – waiting on change order from American Pavement to include drainage issues prior to slurry. The association wants to act now while it is cool outside. Must be mindful of communication to homeowners prior to project starting to minimize homeowner disruption and facilitate car parking. Utilities have markings throughout community.

**RANCHO BEL AIR POA UNIT 2
EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
OCTOBER 19, 2023, page 2 of 3**

REPORTS (Cont'd)

C. Landscape Committee

1. Review / Act upon Entrance- Robin stated the city will be coming in and removing grass and trees on perimeter to make changes to Rancho. Center Cut, not up to par, go out for 3 bids for a new landscaper. Angelo motioned and Michael seconded. All in favor for new bids.

D. Management

Review/Discussion/Approval of 2024 Calendar meeting dates. CM Deitrich would like to set date for next meeting for April 18, 2024 BOD at 6:30pm and executive at 5:30pm. Board is in agreement for this date. All further dates will be discussed at a later date.

E. MEMBERSHIP / WELCOME COMMITTEE – Nothing to report at this time as this chair is currently open. Joseph asked what is being done with this as there is no welcoming party. CM Deitrich suggested Joseph step up and become Chair for this committee.

F. NEWSLETTER COMMITTEE

1. The latest newsletter was delivered to management and mailed. Angelo welcomed members to submit articles for publication. Please add management information to newsletter with webpage. CM Deitrich questioned why the Board is creating and delivering to management to send out. Angelo and Robin stated it was never being completed in the past. CM Deitrich offered to take this over and relieve some duties from Angelo plate. Angelo will submit articles to be presented in the quarterly newsletter and additional members will be added to committee to submit articles by specific date. Need to communicate next newsletter date and article submission deadline.

G. SECURITY COMMITTEE

- Air BNB sneaking in gate in December is safety issue
- Vendors are being let in without approval.
- Homeowners should place vendors on list
- What are the consequences of guards not following protocol
- Need to pay guards more to improve quality and reduce turnover
- Guards not properly trained
- Suggestion made to consider hiring our own guards to be managed by RBA – considerations of new insurance, hiring, training and shift management
- Proposal to have each guard arrive :30 mins early for each shift to drive through community.
- Records training on Teams -- ??
- Update by end of February to members
- After canvas of community found old barbwire, low fencing – consider future project to improve exterior fencing to provide more security

2. **Rear Gate Camera Update** – n/a.

3. **Policy & Protocols for hosting open houses** -CM Deitrich informed board she was not aware of where these documents are located. Robin stated they were presented at last meeting but need to be revised as there were grammatical errors and some additional changes that are needed.

A draft handout on the Resident – Part/Event Form was distributed to the Board for their first review. After discussions, a decision is pending/postponed.

4. **Revision of Party form update houses** -CM Deitrich informed board she was not aware of where these documents are located. Robin stated they were presented at last meeting but need to be revised as there were grammatical errors and some additional changes that are needed.
- Pending.

5. **Discuss / Possible action on 110123 VetSec Security Service Agreement Addendum** – Under New Business for action. Robin stated this was taken care of at last meeting and additional funds were approved. CM Deitrich mentioned she was under impression that it was denied.

H. **SOCIAL COMMITTEE** –Update on Facebook for POA- Michael has set up and is confident in security for the official page for the community. Will be rolling out shortly. Currently there is an existing FB page open however, it is NOT for this community and is not managed. Discuss Trademark for RBA - Robin informed members this is currently in process. Linda Potter is working on this.

I. **Christmas décor**- \$1200 budget for Lavish Lights. They did not fulfill contract therefore invoice will be submitted with discount.

VI. UNFINISHED BUSINESS

A. **Review/Act upon Street Slurry/Sealcoating/Drainage**- The board is waiting updated change order from American Pavement. Angelo has contacted the company several times for this with no response. CM Deitrich will reach out to get updated information.

B. **Discuss / Act upon Bailey's entrance power washing bid** – Proposal received by Baileys in the amount of \$2,286.00. The board felt that was out of line. CM Deitrich attempted to get additional bid however has not heard back from other company as of today. Postponed

C. **Discuss/Act upon renewal of Performance CAM Management Agreement**- the board informed members CM Deitrich was made aware of possible termination. Angelo and Andre have already been in contact with other management companies. Angelo had an open bid from Varalino with him at meeting. No other board members had viewed any bids. CM Deitrich stated after review of previous meeting minutes she did not notice termination/approval of new management company on the agenda and suggested that if they did intend to move forward that it be completed properly in a noticed meeting with 3 sealed bids. The reason for possible termination is for breach of contract. Minutes are not being provided on timely basis, compliance drives not followed through on, having to produce their own newsletter. CM Deitrich graciously asked for the board to let her show what she has to offer the association. Robin motioned to approve Performance CAM contract at this time with revision to newsletter area. She also mentioned that there is only a 30 day termination required so it is still like going month to month. Robin, Andre, and Michael expressed giving CM Deitrich the opportunity as they feel she has done a good job at this first meeting.

VII. NEW BUSINESS

A. Review /Discuss/Approval of WO 251068-Poly renovations

B. Review/Discuss/Approval of WO 25130 Tree removals and tree work

C. Review/Discuss/Approval of WO 25613 Stump grind for trees being removed by the city

All landscape items have been placed on hold as the board is not satisfied with service from Center Cut. The board would like additional bids for a new landscaper

D. Review/Discuss/Approval of 2023 Audit Engagement- CM Deitrich presented William Cole CPA which has been used in previous years for annual services. \$2000.00 for completion of audit and \$15

0 for preparation of taxes.. Michael motioned to approve. Angelo seconded. With no further

discussion, all in favor and nobody opposed. Motion carries.

**RANCHO BEL AIR POA UNIT 2
EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
January 9, 2024 3 of 3**

.....

VIII. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)

- Thank you for the update on the Air BNB
- Any current litigation? None at this time
- Why was forensic audit being performed? Former employee bad actor, but not proceeding with audit.
- Impressed with current manager
- Thank you for entire board and what you do for association
- Who shall be contacted with questions and concerns – Tanya and Performance Cam first, then she funnels to board for action
- On street parking, what is considered extended period? What can be done? Tanya to look into towing company.
- 3-5 vehicles parking on street, one leaking oil in front of 205 Starlite, white ford -extended period
- Andre has gone above and beyond with his help on security
- Trailers, are they permitted? Only behind gates on property
- Appreciate hard work, several challenges with recent deaths of Management and Board members
- I heard what I needed

Jeff and Leah would like to be a part of ARC Committee. Several homeowners turned in their email addresses

IX. NEXT REGULAR BOARD MEETING

The next meeting is April 18, 2024 at 6:30 pm.

X. ADJOURNMENT / AUDIO RECORDING STOPPED

The President, noting no further business to come before the Board, adjourned the meeting at 8:34 pm.

Submitted by Recorder, Tanya Deitrich, Community Manager.

Approved,

By _____ Title _____ Date _____