Presidents Report

November 2019 – October 2020 Lyle McKenzie

Eldorado Neighborhood Second HOA

THANK YOU

- A heart felt THANK YOU to Board of Directors and Committee Members
- Natalie Ansell Vice President
- Robert Harrop Treasurer
- Rod Thompson Secretary
- Jamerson Holloway Director
- Virginia (Gigi) Marquart Director
- Will Villegas II Director

William (Bill) Clapp – ARC Committee
Mary Ellis – ARC Committee
Virginia Zedillo-Torres - ARC Committee
Bianca Lopez – Compliance Committee
Duane Martin – Compliance Committee
Ed Mikula – Compliance Committee



Operational

- Completely Funded for remainder of 2020
- 3 Month contingency fund
- Legal Liability fund set aside
- Funding for approved landscape projects

RESERVE FUND

- Our Reserve Fund is currently funded through 2025+
- All Major Requirements for the next 5 years are under contract or have been completed

Financials Delinquencies

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Description	2019	2020
Assessments	\$16,162	\$9,967
Special Assessments	\$4960	\$8297
Compliance Fines	\$129,603	\$162,853



Delinquencies

- 192 Delinquent assessments ranging from \$5.58 to \$1,700.28
- Delinquent accounts over \$165 are processed for Foreclosure
- 19 Assessment accounts are currently being processed for Foreclosure

Financials

- ▶80 Delinquent compliance accounts ranging from \$25 to \$22,000
- Delinquent accounts 0ver \$500 have Liens placed on the property
- ➢ 7 Compliance accounts currently have Liens on their property

Community Pride

- Monument Conversion and added signage on major corners
- Gliding Eagle Landscape added to Contract to include dead tree replacement
- Contract approved to upgrade easements within the Community
- Contract approved to upgrade tree wells on Whitestone and Tropical
- Negotiated with City of North Las Vegas for better care of landscaping along main throughfares

Community Projects



City Negotiations



City Negotiations





Community Project

The Goal is to have uniform appearance of all walls

Community Project

Over 400 properties with walls
 42 Open Citations
 Mostly for Maintenance

Community Project

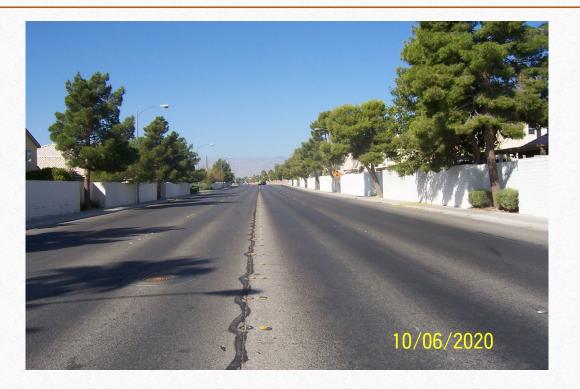
•The Problem

- The Guide was not followed
- The correct color was not purchased
- The walls were not prepared properly

Not Properly Prepared



Community Pride



Collection Company

HOA Collections

Better Service

Collection Fees back to Association

Lawsuits

Bank of America vs HOA
Bayview Loan Servicing vs HOA

Alternative Dispute Resolution

- ADR 20-045 Anderson, vs HOA
- ADR 20-054 Holloway vs HOA
- ADR 20-200 Litt vs HOA

• ADR 21-046 Holloway vs HOA

THE GOOD NEWS

The 2021 Annual Assessment will REMAIN \$150 when the proposed budget is ratified

A Path Forward

- Maintain our healthy financial status
- Enhance conditions that increase property values
- Be responsive to our homeowners
- Continue negotiations with the City to improve our Landscaping
- Pressure the City to replace street signage and repair our streets