



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

Financial Solvency

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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

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

Financials

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 Over \$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