Eldorado
Neighborhood Second HOA

EXECUTIVE BOARD OF DIRECTORS
REGULAR SESSION MEETING MINUTES
SEPTEMBER 14, 2023

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BOARD MEMBERS PRESENT President Lyle McKenzie, Treasurer Robert Harrop, Directors Paula Harrop and Kevin Matthews. **ABSENT** Secretary ONeal McDaniels and Director Andrea Whittle. **OTHERS PRESENT** Gerald Northfield, Community Manager, with Performance CAM the management company and Owners per the sign in sheet.

I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN RECORDING

President Lyle McKenzie conducted a roll call of Board members to determine a quorum was established in the Performance CAM, suite 100 conference room. President called the meeting to order at 6:07 pm and asked all persons to identify themselves for the recording.

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

None.

III. SECRETARY REPORT

A. Discuss / Act to approve Regular meeting minutes - A motion was made and seconded to approve the August 10, 2023, Regular meeting minutes as submitted. 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 July 2023 Treasurer Summary Report and financials in accordance with NRS 116.31083. Motion carried unanimously.

B. 2024 Operating & Reserve Budget – The Board discussed a draft budget for adoption at the October 12, 2023 meeting.

V. REPORTS

A. Architectural Review Committee
   1. ARC Committee Report – None. It was announced the Committee needs 2 homeowners to serve.

B. Community Events Committee
   1. Draw/Announce September landscape award winner – 6052 Star Decker was drawn.
   2. The Board selected October 20/21/22 for the next garage sale.

C. Landscape (President McKenzie)
   1. It was announced that PAR3 replaced Brightview for landscape maintenance in ELDO1.

D. Management (Gerry)
   1. The 2023 Annual Planning calendar was reviewed.
   2. 2023 1st Quarter Educational Status report was presented. None.
   3. Discuss / Act upon reimbursements – President McKenzie submitted for reimbursement $301.96. A motion was made and seconded to reimburse as submitted. Motion carried unanimously.
   4. Select 3rd Qtr 30-minute Education Topic – None.
   5. Review Matrix Compliance Sequence Letter report – The July report represents a total of 239 compliance actions, from courtesy to hearings, were performed last month.
   6. Website/VMS service conversion report – Management will be mailing the new web portal letters out next week.

ORIGINAL

VI. UNFINISHED BUSINESS

A. October 12, 2023 Annual Meeting of the Membership & Election of Directors – The Board finalized plans for the Annual & Election.

VII. NEW BUSINESS

A. Discuss possible/needed actions/review of current policies – The Board discussed the topic and determined no changes need at this time.

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

None.

IX. NEXT REGULAR BOARD MEETING

The next meeting is October 12, 2023, at 6:00 pm.

X. ADJOURNMENT / AUDIO RECORDING STOPPED

The President, noting no further business to come before the Board, adjourned the meeting at 7:20 pm.

Submitted by Recorder, Gerald Northfield, Community Manager

Approved,

Sneal McDaniel Secretary 10-12-23

By Title Date

ORIGINAL

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EXECUTIVE BOARD OF DIRECTORS

REGULAR MEETING SIGN-IN SHEET
SEPTEMBER 14, 2023

NAME	PROPERTY ADDRESS / EMAIL ADDRESS	PHONE
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