

BOARD OF DIRECTORS MEETING MINUTES

August 15th, 2019

DIRECTORS PRESENT:

Mark West, President	Anthem Highlands
Larry Orlov, Treasurer	Member at Large
Shirley Iodic, Secretary	Coventry
Joe Lightowler, Director	Solera @ Anthem via telephone
Diane Reese, Director	Anthem Country Club
Arthur Schuetz, Director	Sun City Anthem
Sarah Mendoza, Director	Terra Bella

DIRECTORS ABSENT:

OTHERS PRESENT:

Rechelle Bogle, FirstService Residential
Mark Bower, Brightview Landscape
John Peart, Brightview Landscape

LOCATION

Sun City Anthem at 2450 Hampton Road Henderson, NV 89052

CALL TO ORDER

Mark West called the meeting to order at 3:09 P.M.

APPROVAL OF MINUTES

A. Arthur Schuetz made a motion to approve the minutes of May 16th, 2019 as written. Larry Orlov seconded the motion. There was no further discussion, motion carried with all in favor.

FINANCIAL REVIEW

A. April, May and June 2019 Financials
Shirley Iodic made a motion to acknowledge review of the financials subject to the audit which were previously emailed. Larry Orlov seconded the motion. There was no further discussion, motion carried unanimously.

MANAGEMENT REPORTS

- A. Action List, Legal Update & Delinquency reports – the board reviewed the provided reports. Management advised the audit has been completed and transition to parcel account listings. The new invoices have been mailed to the commercial units requesting their new amount assessment payment. No further action taken at this time.
- B. Sidewalk addition to Anthem Parkway
Gretchen Poindexter from City of Henderson has not provided an update since June 2019.





- C. Common area ownership mapping by a professional engineering firm
Management advise that additional audits are required in order to ensure accuracy of ownership of lands. The project is expected to be finished by the next meeting.

LANDSCAPING

- A. Report from Brightview Landscape services – John Peart and Mark Bower were present to provide any questions the Board may have. John Peart announced his retirement in March 2020, Mark Bower advised that 3 to 6 month prior to his departure they will hire a replacement to be trained.
- B. Update on improvement projects for 2017 thru 2019 – Brightview provided an updated report from the original proposed project for 2017 and 2019. The xeriscaping project has been added for 2019.
- C. Landscaping Service Contract
Brightview present a 4-year contract with a reduction of 5% annual of maintenance cost to start in January 1, 2020. Management advised that legal counsel has not reviewed and provide guidance to the contract. Larry Orlov made the motion to approve the contract conditional on review from legal counsel. Arthur Schuetz seconded the motion. After further discussion, Shirley Iodic requested to obtain proposals for tree trimming. Motion carried with all in favor
- D. Other landscaping issues
 - 1. Water use evaluation with Smart Meters
The smart water meter report was provided via email previously to the Board. No action taken.
 - 2. Xeriscaping of various areas along the parkway
Brightview presented a cost of \$105,884.65 to convert 38,400 in sqft of grass. Larry Orlov made a motion to approve the proposals pending final approval from SNWA. Shirley Iodic seconded the motion. Motion carried with all in favor.

NEW BUSINESS

- A. Budget Committee – 2020 Budget approval
Larry Orlov provided a brief summary of the efforts of the committee to reduce cost over the course of 4 years by reducing the cost of the landscaping contract, removal of landscaping, xeriscaping to reduce water use. Larry Orlov made the motion to approve the 2020 budget to increase the annual income by \$68,652. Arthur Schuetz seconded the motion. After further discussion, the motion carried with all in favor.
 - 1. Formation of Budget Subcommittee – commercial allocation review
Larry Orlov made the motion to create a committee to determine the commercial allocation of the overall budget is portioned correctly based of size, history and cost. Diane Reese seconded the motion. Motion carried with all favor.
- B. Reserve 2020 expenditure review
Management provided the 2020 expenditures for review. No action taken.





Anthem Community Council, Inc.

- C. November 2019 Elections – Director’s position renewals of 2-year term are Country Club, Sun City, Terra Bella and Member at Large.
Management advised of the upcoming elections for the fall meeting. Correspondence will be sent to each association for confirmation of their appointee. The member at large position will determined by submission from owners within Anthem that provide a brief statement to management.
- D. 2018 Audit review
Arthur Schuetz made the motion to approve the audit as presented. Larry Orlov seconded the motion. After further discussion, the motion passed with all in favor.

PUBLIC COMMENT

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

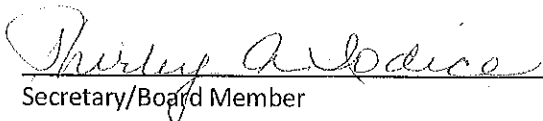
- The increase of the budget is funding the reserves
- A owner advise that the rebate specification may be per property and not per parcel. The amount after 10,000 sqft. is \$1.50 per sqft.
- Sun City makes up 51% of the assessments should the member at large be within Sun City.
- In the past ValleyCrest provided a \$25k enhancement funds for long standing clients. Board will research this and request clarification with Brightview.
- Gerry Schroeder was present to take notes for Ward 2-Dan Shaw’s office. She provided direct to visit the city works website for updates on projects.

NEXT MEETING: November 14, 2019 at 3:00 P.M. – Solera at Anthem

ADJOURNMENT

Larry Orlov made a motion to adjourn the meeting at 4:31 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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