

# ASHCROFT AT NORTH RANCH COMMUNITY ASSOCIATION

5135 Camino Al Norte Suite 100  
N. Las Vegas NV 89031  
(702) 362-0318 Fax (702) 331-4188

## BOARD OF DIRECTORS MEETING

January 2, 2023, 5:00 PM  
PCAM Conference Room  
5135 Camino Al Norte Suite 100  
North Las Vegas NV, 89031

### BOARD OF DIRECTORS MEETING AGENDA (OPEN TO ALL OWNERS) 5:00 PM

I. CALL TO ORDER/ESTABLISH QUORUM- meeting was called to order at 5:14pm

II. HOMEOWNERS FORUM-**AGENDA ITEMS ONLY**

*Each homeowner is entitled to speak to the Board at this time about items on the agenda only. To ensure everyone gets an opportunity to speak, comments will be limited to three minutes.*

- 9 homeowners present
- Is there a fence warranty from Pulte- it is rusting
- Drainage: Jared Frederickson from Pulte
- Contact MK House for better drainage at N end of Dollison
- Bids for quarterly gate maintenance
- Walk property with supervisor from SB Landscape
- Pest Control- add flea and tick, rodent traps. Can JS give homeowners discount

III. REVIEW/APPROVAL OF MEETING MINUTES October 23, 2023 postponed

IV. REVIEW OF FINANCIAL STATEMENTS September-October 2023 Mark motioned to accept financials pending year end audit. Tracy seconded. Reserve account depleted 2K. All in favor, motion carries.

V. OLD BUSINESS

- a. Review/Discuss/Approval additional sidewalk accessibility in park- KD- \$9150 to repair steps, paint curb, add concrete in park. MK house \$700 for all curb paint, \$6800 for concrete step repair, \$250.00 perimeter gates. MK House was approved minus the \$250.00 for gate sample.
- b. Review/Discuss/Approval bids for additional security bracket to prevent damage to gates Western Door and Gate \$7902.33, Gate Access \$535.00 & \$1070.00.00- Board requested to place on hold. Eby Iron did not submit proposal.
- c. Review/Discuss/Approval of repairs to cement stairs near Mildas- discussed in letter "a"
- d. Review/Discuss/Approval of curb painting discussed in letter "a"
- e. Review/Discuss/Approval of Perimeter fences refurbishment- Mark decline proposals. Tracy seconded. All in favor, motion carries.
- f. Review/Discuss/Ratify approval to remove and replace dead pines- Mark motioned ratify the removal and replacement of dead pines. John seconded. All in favor, motion carries.

VI. NEW BUSINESS

**Announcement of Holiday decorations-** first place-2647 Dollison, Second place 6317 Conlon, third place 2523 Dollison, all will be issued gift cards from HOA

**Review/Discuss/Approval pest control bids for common area-** JS \$285 initial with \$195 monthly Board interested in JS proposal and would like to ask for flea and tick repellent at park, rodent boxes. Exceed\$250 monthly.

VII. HOMEOWNERS FORUM-ANY ISSUES OR CONCERNS

- *Fence height under 6'*
- *Dog feces in park*
- *Dog off leash*
- *Suggested drawing /door prizes for homeowners who attend meetings*
- *Change meeting place*
- *Meeting access- via zoom*
- *Easter in the park- social event*
- *Dog park*
- *Community billboard*

*Newsletter – break down recyclables, dog feces, Easter in the Park, do not park in front of mail boxes, Zoom link, Do not block sidewalk*

VIII. ADJOURNMENT- meeting was adjourned at 7:32 pm

*Note: This agenda has been published and distributed to Ashcroft at North Ranch Community Association in accordance with Nevada Statute 116.31083. The agenda includes an open forum in which members may speak on an Association topic of their choice. Copies of the minutes are available at our management company Performance CAM, 362-0318 (a cost may be involved.) An executive session may be held prior to or after this meeting to discuss delinquencies, legal issues, personnel issues, and violations. Per NRS 116 all open session Board of Directors Meetings will be audio recorded.*