

**PARADISE FALLS HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
NOVEMBER 7, 2023**

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**BOARD MEMBERS (PRESENT)** President Suzette Sterner, Treasurer Robin Talley, Secretary Brenda Ososki and Directors Barbara Farnsworth, Steve Rosenbaum. **(ABSENT)** None. **OTHERS PRESENT** Gerald Northfield and Sarah Pellino, Community Managers with Performance CAM and Owners per the sign in sheet.

**I. CALL TO ORDER**

President Suzette Sterner establish a quorum of the Board was present calling the meeting to order at 6:00p.m. inside Performance CAM, Suite 100, 5135 Camino Al Norte, North Las Vegas, NV 89031 and via ZOOM.

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

None.

**III. APPROVAL OF MINUTES**

A. A motion was made and seconded to approve September 5, 2023 and reconvened September 18, 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 April and May 2023 Treasurer Summary Report and financials in accordance with NRS 116.31083. Motion carried unanimously.

B. Discuss CD Interest – The need for better bank rates than those offered by Alliance Bank was discussed. A motion was made and seconded to purchase two \$250K six (6) month 5.25% CD's. Motion carried unanimously.

**V. REPORTS**

A. Architectural Review Committee

1. Discuss / Review / Act upon ARC guideline revisions – Postponed/Pending.

B. Landscape (Steve/Suzette)

1. The status of SNWA conversion approved. The scope of work was submitted to SNWA for the Common Area Park conversion and tree locations.

C. Management (Gerry)

1. Review 2023 Annual Planning Calendar – The Board reviewed the 2023 Annual Planning Calendar.

2. Reimbursement – None.

3. Discuss / Review / Act upon Rules & Regulation revisions – Postponed/pending workshop.

4. Review Matrix Compliance Sequence report – None.

**VI. UNFINISHED BUSINESS**

A. Act upon Street Red Curb/Fire Hydrant painting bids –Postponed.

B. Act upon Wrought Iron Fencing repair/repainting bids – Postponed.

C. Gigapower High Speed Open Fiber Network - Permission was given for walk through Mid Nov-Dec. Matter pending.

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**VI. UNFINISHED BUSINESS (cont'd)**

D. Discuss painting of walls /selection of paint color – The Board set a masonry stain, available from Home Depot named polished concrete flat for Owners wishing to paint the exterior portion of their block facing outward.

E. Entrance gate/electrical RFP – RFP were solicited to eight companies with none interested. Pending selectin and distribution to others.

**VII. NEW BUSINESS**

A. Discuss / Act upon renewal of Performance CAM Management Agreement - A motion was made and seconded to renew the Management Agreement, as submitted. Motion carried unanimously.

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

Owners addressed plants and crash gate replacement.

**IX. NEXT BOARD MEETING**

The next Regular meeting is scheduled for January 9, 2024, same time & location.

**X. ADJOURN / STOP AUDIO RECORDING**

The Board adjourned the meeting at 6:42 p.m. and audio recording stopped.

Submitted by Recorder, Gerry Northfield, Community Manager

Approved,

  
Home Depot (1/11/23, 2024, 18, 18, 2024)

By

Secretary

Title

1/22/2024

Date







# M 110723 R

Final Audit Report

2024-01-23

Created:	2024-01-23
By:	Sarah Pellino (Sarah@pcam.vegas)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3aa73AacJubcjsGEHoCpQY4zGQNF8BdF

## "M 110723 R" History

-  Document created by Sarah Pellino (Sarah@pcam.vegas)  
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-  Document emailed to brendaamiller@aol.com for signature  
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-  Email viewed by brendaamiller@aol.com  
2024-01-23 - 2:28:34 AM GMT
-  Signer brendaamiller@aol.com entered name at signing as Brenda Ososki  
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-  Document e-signed by Brenda Ososki (brendaamiller@aol.com)  
Signature Date: 2024-01-23 - 2:29:24 AM GMT - Time Source: server
-  Agreement completed.  
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