

**RANCHO BEL AIR POA UNIT 2  
BOARD OF DIRECTORS  
REGULAR SESSION MEETING MINUTES  
May 7, 2024**

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**Board members present:** Robin Munier, Andre Bailey, Michael Twedell, Leah Belfiore, Joseph Struck  
**Board members Absent:** Payvand Welebir  
**Community Manager present:** Tanya Deitrich

**I. ESTABLISH QUORUM / CALL TO ORDER / BEGIN RECORDING**

CM Deitrich stated a quorum was established. President called the meeting to order at 6:05 pm, welcomed everyone, asked all persons to identify themselves, and called for audio recording to begin.

**II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items- 2 minute per person). n/a**

**III. APPROVAL OF MEETING MINUTES** – January 9, 2024- Mike motioned to approve the meeting minutes. Leah seconded, All in favor, motion carries.

**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 December 2023, and January-March 2024 financials in accordance with NRS 116.31083. Leah motioned to accept as presented. Robin informed all page 2 was missing from financials. Andre seconded. With no further discussion the motion was carried unanimously.

B. Discuss / Act upon forensic 3 year audit- CM Deitrich informed the board she found no bids for this and will have them available for next meeting. Robin informed manager that would not be necessary as they are not moving forward with this. CAM location. Motion carried unanimously.

**V. COMMITTEES/REPORTS**

**A. Architectural Review Committee**

1. **ARC Committee Report-** Leah presented new ARC form to Board for review in the absence of Payvand. There are added boxes and simplify with email,. Homeowners will no longer drop off at guard house. This item was postponed as Robin states there are specific rules and governing documents that needed to be followed and placed on the ARC form. Pricing also needed to be updated.

**B. Community Area Committee**

1. Angelo informed all-New channels were added by Sunland Asphalt to help drain the community out onto Mesquite. We are looking to commence crack seal and slurry July 1, 20241 side at a time. Pavers are sinking at exit of community Sunland is to add this repair and place concrete underneath pavers. Paint drainage or possibly place signs

**C. Landscape Committee**

1. Robin has transferred Chair to Leah. Leah informed all-

**D. MEMBERSHIP / WELCOME COMMITTEE** – Nothing to report at this time as this time from Joe.

**F. NEWSLETTER COMMITTEE**

1. Robin would like FaceBook information added and informed CM Deitrich that it is not in contract

for management to complete newsletter.

#### **G. SECURITY COMMITTEE**

Kevin Columbus from 224 Desert View informed all there is active prowler at his house every 2 days between 2:30-2:40am. The security gate is left open every night. Back gate needs to be updated cameras do not work. Security Guards do not communicate with each other. Guards do not even have a photo of the prowler. Guards do not know what to do on each shift.

Andre informed all he has been up at gate training the guards. Actively looking for new security. He is getting multiple calls from guards. The only concerned with front entrance and exit gate for guards as that is all they are contracted to maintain. Andre has been out on his own time in middle of night patrolling the community for the prowler. Metro stated the will patrol neighborhood more often. Homeowner suggested talking to watch commander and if metro not following through turn into Attorney General. Metro said for owners to keep sending video surveillance in.

Andre suggested the following for the community-

- Replace dim lighting with LED
- Reach out to VetSec about roaming guard that does not come

Leah questioned why some homeowners receive text and some do not when guest enter

**H. SOCIAL COMMITTEE** –Update on Facebook for POA- Michael informed all Facebook page is getting used but not as much as he thought would love to see more activity.

Who is monitoring page? Payvand, Mike and Alyssa. Robin requested for something to be removed that was not.

Please facebook on newsletter.

#### **VI. UNFINISHED BUSINESS**

- A. Review/Discuss/Approval of new surveillance bids-** Get 2 more bids
- B. Review/Discuss/lighting throughout community-** get 2 more bids and send to BOD via email.
- C. Review/Discuss/Approval of new HOA attorney-** Information from Chris Albright, John Leach- LKG, and Adam Clarkson submitted to BOD. Andre motioned to approve Chris Albright. Leah seconded. With no further question motion carries.
- D. Review/Discuss/Approval for new 5 year reserve study-** Complex Solutions- \$ Level 1 \$1400, Geo Reserves- Level 1 \$750.00. Better reserve Consultants was asked to submit bid. CM Deitrich advised BOD this company is not accurate with studies and would not recommend. Joe motioned to approve Geo Reserves. Leah seconded. All in favor, motion carries.

#### **VII. OWNERS COMMENTS AND CONCERNS- N/A**

#### **IX. NEXT REGULAR BOARD MEETING**

The next meeting is July 9, 2024 at 6:00 pm.

#### **X. ADJOURNMENT / AUDIO RECORDING STOPPED**

The President, noting no further business to come before the Board, adjourned the meeting at 7:45 pm.

Submitted by Recorder, Tanya Deitrich, Community Manager.

Approved,

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By

Title

Date

APPROVED