

**PARADISE FALLS HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
September 10, 2024
Held at 6:00 PM
Performance CAM
5135 Camino Al Norte, Ste. 100
N. Las Vegas, NV 89031**

BOARD MEMBERS (PRESENT) President Suzette Sterner, Secretary Brenda Ososki and Directors Barbara Farnsworth, Steve Rosenbaum. **(ABSENT)** Treasurer Robin Talley, **OTHERS PRESENT** Sarah Pellino, Community Managers with Performance CAM and Owners per the sign in sheet.

I. CALL TO ORDER

Suzette Sterner establish a quorum of the Board was present calling the meeting to order at 6:05p.m. inside Performance CAM, Suite 100, 5135 Camino Al Norte, North Las Vegas, NV 89031 and via ZOOM.

II. BOARD MEMBERS

- A. Robin Tally submitted an email to resign on September 3, 2024. The Board has unanimously accepted Robin Tally’s resignation as presented. Motion carried.
- B. **Reorganization of the Board:** The Board unanimously appointed Steven Rosenbaum as Treasurer, and all remaining positions have remained the same. Motion Carried.
- C. **Vacant Position:** Due to the Annual Election to be still held in 2024, the vacant position on the Paradise Falls Board will be filled at that time. No action needed at this time.

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

- A homeowner asked for the meeting agenda to be placed on the Website.
- A homeowner asked about the landscape in the park.

IV. APPROVAL OF MINUTES

A. Brenda Ososki motioned, seconded by Steve Rosenbaum to approve July 9, 2024 Regular meeting minutes, as presented. Motion carried unanimously.

V. TREASURER REPORT

- A. Steve Rosenbaum provided a treasurer report on the financial status of the association.
- B. Steve Rosenbaum motioned, seconded by Barbara Farnsworth that the Board has reviewed the financials, per the every 100 day requirement set forth in NRS 116.31083, and will review any changes to the April 30, 2024 financials via email that were brought to managements attention. Call for a vote was unanimous. Motion carried.

VI. REPORTS

- A. Architectural Review Committee
 - 1. Discuss / Review / Act upon ARC guideline revisions – The ARC Guidelines have been finalized to reflect any revisions that the Board have implemented to assist in the enhancement of the community. The Board has unanimously approved the revised architectural guidelines as presented. Motion Carried.
- B. Management (Sarah)
 - 1. Review 2024 Annual Planning Calendar – The Board reviewed the 2024 Annual Planning Calendar, as presented, with the next meeting to be held on November 12, 2024.
 - 2. Reimbursement: There were no Board Member reimbursements to be approved at this time. No action needed.

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3. Discuss / Review / Act upon Rules & Regulation revisions – The Board has postponed the rules and regulations until the meeting on November 12, 2024. No further action needed at this time.

VII. UNFINISHED BUSINESS

A. Entrance Gate Electrical RFP

Board Member, Steve Rosenbaum said he is still working on the electrical needs at the front gate and will provide an update at the next meeting on November 12, 2024. No further action needed at this time.

- B. Camera Install Update:** Steve Rosenbaum stated the cameras are up and operational at the front Front entrance. No further action is needed.

- C. Park Renovation Update:** The Board stated that the park renovation will be beginning soon in order to obtain the rebate from SNWA. The Board will provide an update on the park renovation at the next meeting on November 12, 2024. No action needed at this time.

- D. HOA Lawyers Group Collections/Legal Representation:** Management obtained clarification that there is no monthly retainer cost for collections or legal representation to be charged. Upon further discussion, the Board unanimously approved the HOA Lawyers Group contract as presented. Motion carried.

VII. NEW BUSINESS

A. Western Door & Gate – MyQ Subscription:

The Board discussed the MYQ subscription submitted by Western Door & Gate to be able to upload RFID's and names in the gate directory. After further discussion, the Board motioned unanimously to approve the MYQ subscription as presented in the amount of \$1350.50 annually. Motion carried.

B. Gates Open During the Day

The Board discussed the gates open during the day to prevent damage that may occur and to limit repairs to the gate. At this time, the Board unanimously motioned to not open the gates at this time. motion carried.

C. Tree Removal Proposal

The Board motioned to unanimously ratify the email approval of the removal of 10 African Sumac, and 2 Chitalpa trees that were diseased, dying and/or damaging the common area. Motion carried.

D. Annual Election Nomination Form:

The Board reviewed the annual election nomination form as presented. No action taken at this time.

- E. 2024 & 2025 Reserve Expenditures:** The Board reviewed the 2024 & 2025 Reserve Expenditures and have implemented any adjustments to the 2025 Budget as needed. No further discussion is needed.

- F. 2025 Budget:** The Board has unanimously adopted the 2025 Budget with the assessment to increase to 105.00, per month. The Board will review the 2025 via email and will ratify any changes that may need to be adjusted on the budget at the meeting held on November 12, 2024. Motion carried.

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

- Homeowners had comments/concerns about opening the gates during the day.
- Homeowners had comments/concerns regarding the tree removals.

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IX. NEXT BOARD MEETING

The next Regular meeting is scheduled for November 12, 2024, same time & location.

X. ADJOURN / STOP AUDIO RECORDING

The Board adjourned the meeting at 7:10 p.m. and audio recording stopped.

Submitted by Recorder, Sarah Pellino, Supervising Community Manager

Approved,

By

Title

Date