

SALT CREEK OWNERS ASSOCIATION

MEETING MINUTES

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

BOARD OF DIRECTORS MEETING

August 24, 2023, 6:00 PM
5135 Camino Al Norte, Suite 100
N. Las Vegas, NV, 89031

Via Zoom

Board of Directors Present: Bill Carpenter, Dan Bernica

Management: Tanya Deitrich, Supervising CAM

BOARD OF DIRECTORS MEETING (OPEN TO ALL OWNERS) 5:30 PM

I. CALL TO ORDER/ESTABLISH QUORUM

Meeting was called to order at 6:03pm by Bill.

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.

n/a

III. REVIEW/APPROVAL OF MEETING MINUTES

May 11, 2023, meeting minutes were not reviewed at this time.

IV. REVIEW OF FINANCIAL STATEMENTS -April-July 2023

Dan motioned to accept financials as presented pending year end audit. Bill seconded. All in favor, motion carries.

V. OLD BUSINESS

- A. **Discuss/Review/Motion Reserve Components to be include/excluded from Reserve Study-** mailboxes, street signs, lighting. - Bill mentioned that the mailboxes are identical and should remain this way for esthetics of the community. No further items were motioned on at this time. Postponed for now.
- B. **Discuss/Review/Motion 2020 Reserve Study (previously not adopted)-** CM Deitrich Reserve study cannot be adopted until board comes to final decision about components of the community. This will be postponed for now.

VI. NEW BUSINESS

- A. **Discuss/Review/Motion Appointment to open seat on board-** Bill motioned to appoint Jana Daniels to the Board of Directors to fill seat until next annual election. Dan seconded. All in favor, motion carries.

- B. **Discuss/Review/Motion Trimming of palm trees-** The board informed membership they schedule tree trimming for 1st week in September annually. Bill motioned to approve \$2040.00. Jana seconded. All in favor, motion carries.
- C. **Discuss/Review/Motion landscape bid-** Bill motioned to approve removal and replacement \$485.00. Dan seconded. All in favor, motion carries.
- D. **Discuss/Review/Motion ISG lighting install new enclosure/driver-** Bill motioned to approve \$700.00, \$277.24, \$451.54 in lighting repairs. Dan seconded. All in favor, motion carries.
- E. **Discuss/Review/Motion CAS loop replacement and batteries at gate-** Bill motioned to decline loop replacement, approve battery replacement \$551. Dan seconded. All in favor, motion carries.

VII. HOMEOWNERS FORUM-ANY ISSUES OR CONCERNS

- Information on wedding party- Guest are to park on south side of street.
-

VIII. ADJOURNMENT

Bill motioned to adjourn meeting at 7:17pm. Dan seconded.

Organizational Meeting

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

Meeting was called to order at 7:18pm.

II. NEW BUSINESS

- A. **Election of Officers-** President- Bill Carpenter, Treasurer- Dan Bernica, Secretary- Jana Daniels. Bill motioned to approve. Dan seconded. All in favor, motion carries.

III. ADJOURN/STOP AUDIO RECORDING

Meeting was adjourned at 7:19pm.