



**EXECUTIVE BOARD OF DIRECTORS  
REGULAR SESSION MEETING MINUTES  
AUGUST 12, 2021**

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**BOARD MEMBERS PRESENT** President Lyle McKenzie, Treasurer Robert Harrop, Secretary Rod Thompson, Directors Lance Mancuso and Virginia Marquart **ABSENT:** Vice President Natalie Ansell, Director William Villegas. **OTHERS PRESENT** Gerry Northfield and Jasmine Hayes, Community Managers with Performance CAM the management company and Homeowners.

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

President Lyle McKenzie conducted a roll call of Board members to determine a quorum was established, either in the Performance CAM conference room and/or via Zoom Meeting. President called the meeting to order at 6:00pm, and asked all persons to identify themselves for the recording. For the safety and health of our homeowners, board members and management, this board meeting is being held in person and virtually to alleviate concerns regarding physical Association meetings, while still meeting NRS requirements.

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

None.

**III. SECRETARY REPORT**

A. Discuss / Act to approve Regular meeting minutes - A motion was made and seconded to approve the July 8, 2021 Regular meeting minutes, as submitted. Motion carried unanimously.

**IV. TREASURER REPORT**

A. Review Treasurer Report / Acceptance of Financials - A motion was made and seconded to accept the May 2021 Treasurer's Report in accordance with NRS 116.31083. Motion carried unanimously.

**V. REPORTS**

A. Architectural Review Committee (Director Marquart/Jasmine)

1. ARC Committee Report – 6 applications were reviewed in July. Director Marquart mentioned that when she came by for ARC Meeting, no ARC members were present. Management stated that applications were emailed over to the Committee members and that were no pending ARCs.

B. Compliance Committee (Director Mancuso /Gerry)

1. Matrix Compliance Sequence Unit – 50 Courtesy Notices were issued from the July inspection. Of those trash containers (23) were cited the most. A new schedule for the inspections were discussed to bring down the amount of trash container violations.
2. Lawn Moratorium program for June/July/August – 4 Lots are in the program. Last inspection will be held this month.

C. Landscape (President McKenzie) – President McKenzie

1. Drawing of July Landscape award recipient – 1913 Little Bow as drawn as winner of the \$100 award.

D. Management (Gerry/Jasmine)

1. Review 2021 Annual Planning Calendar – Planning calendar was reviewed for upcoming annual and election action items.
2. 2021 3rd Quarter Educational Status report – Record was reviewed.
3. Discuss / Act upon reimbursements – A motion was made and seconded to approve reimbursements, as submitted. Motion carried unanimously.
4. Discuss / Review Insurance Final Audit Endorsement Policy #KWC1213808 – For information only; no action taken.

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**VI. UNFINISHED BUSINESS**

A. Renovation of CNLV Ann Road (northside between Whitestone & Clayton) project – Matter dropped as nothing has been heard back from the city.

B. CNLV street address signage project – An update was provided by President McKenzie relating to the street signs. Wright Ventures went out and stated that a new total of 46 signs will need to be replaced and that the cost had exactly doubled in price up to an additional 4,386.23, bring the total amount of signs to be replaced at 88. A motion was made and seconded to include the additional 46 signs to the original quote of 44 signs to be replaced. Motion carried.

C. Discuss / Adopt Holiday Decoration Contest program – A draft of the Community Events Committee was presented to the Board for review. Director Marquart will review the draft and provide updates and get back with Management on final drafting. Matter pending.

D. Review of 2022 Assessment Collection & Investment Policies – A motion was made and seconded to approve the 2022 Assessment Collection & Investment Policies as submitted by Attorney Adam Clarkson.

E. Discuss / Review of CD/CDARS Rates & Accounts – Management reported that Alliance Bank did not come back with rates in time for the meeting. Matter dropped.

F. Discuss / Review / Act Upon Draft of 2022 Annual Operating/Reserve Budget – A workshop was held to work out 2022 Annual Operating/Reserve Budget. The budget presented was a decrease of the annual assessment to \$120 annual. A motion was made and seconded to approve the 2022 Annual Operating/Reserve Budget to \$120 annually. Motion carried.

G. Natalie Ansell Resignation – An email was sent to Management regarding the resignation of Vice President Natalie Ansell. A motion was made and seconded to approve the resignation of the Vice President. Motion carried.

**VII. NEW BUSINESS**

A. Discuss / Act Upon “Not in good standing” parameters for Annual & Election – As discussed in Executive Session, all Owners who have an unpaid assessment balance and/or compliance fine with the Association will be sent a letter notifying of the unpaid assessment and/or compliance fines.

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

None.

**IX. NEXT REGULAR BOARD MEETING**

The Board elected to hold the next meeting with Board members in the Conference room and others virtually on September 9, 2021 at 6:00 pm.

**X. ADJOURNMENT / AUDIO RECORDING STOPPED**

The President, noting no further business to come before the Board, adjourned the virtual session at 7:00 pm.

Submitted by Recorder, Jasmine Hayes, Provisional Community Manager

Approved,

By R. Thompson

Secretary  
Title

9 Sept 21  
Date

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