

**EMERALD CREST HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
January 18, 2022**

BOARD MEMBERS PRESENT

President Ken Bitting, Treasurer Paul Rogers, and Secretary Kim Piwowarczyk

BOARD MEMBERS ABSENT

None

OTHERS PRESENT

Dustin Marshall with Performance CAM, and owners per the sign in sheet.

I. CALL TO ORDER / AUDIO RECORDING

Ken Bitting called the meeting to order at 6:40 p.m. inside the Performance CAM conference room located at 5135 Camino Al Norte Suite 100, North Las Vegas NV, 89031

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

None

III. APPROVAL OF MINUTES

The Board reviewed the meeting minutes from October 18, 2021. A motion was made by Ken Bitting to approve both sets of meeting minutes, Kim Piwowarczyk seconded the motion. Motion carried unanimously.

IV. REVIEW OF FINANCIAL STATEMENTS

Paul Rogers explained that there are multiple items that need adjusted on the November financials. Ken Bitting made a motion to acknowledge that the November 2021 financials have been reviewed. Paul Rogers seconded the motion. Motion carried unanimously.

V. LITIGATION DISCLOSURE

Dustin Marshall disclosed that the Association is not currently involved in litigation.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. **Discuss/Review/Approve 2021 Tax Return Preparation Proposal**

Paul Rogers motioned to not have CPA Bill Cole perform the 2021 Tax Return and instead have Bainbridge Little CPA perform the tax return preparation. Ken Bitting seconded the motion. Motion carried unanimously.

2. **Election of Officers**

Postponed due to runoff election

3. **Discussion Regarding Flock Camera System**

Dustin Marshall provided the Board with a packet containing information on the Flock camera system. The main points of the discussion were that the camera system is powered by solar and uses a cell phone Wi-Fi system so the cameras could be put anywhere in the community. Also, the cameras track vehicle make, model, color and license plate information. The Board asked management to request a Flock representative attend the April meeting to provide more information and answer any questions that the Board or homeowners may have regarding the

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system.

4. Discuss/Review/Approve Pierros Landscape Contract Addendum

The Board reviewed the price increase addendum from Pierros Landscape. The addendum increases the monthly maintenance cost from \$650 to \$750. The Board had questions regarding the interpretation of the termination clause. Ken Bitting approved the addendum on the condition that the termination clause provides for a 30-day written termination by either party at any time during the contract period. Dustin Marshall will contact Pierros and obtain written clarification regarding the termination clause. Kim Piwowarczyk seconded the motion. Motion carried unanimously. The Board will be seeking bids from other landscapers to make sure the Pierros contract is competitive.

5. Discussion Regarding Lennar Bond Release

The Board discussed concerns raised by homeowners regarding potential bond release work by Lennar on the curbs and sidewalks in the community. Dustin Marshall will reach out to the city bond department and obtain a status of the bond release and request that the HOA be kept informed of any bond work to be completed.

6. Discussion Regarding LVMPD Memorandum of Understanding

The Board discussed the status of LVMPD potential assistance in addressing the issues with school traffic and students coming inside the community. Management has reached out to LVMPD to obtain a memorandum of understanding which will grant LVMPD and CCSDPD authority to stop and ticket parents and students for trespassing in the community. Dustin Marshall has reached out to LVMPD's community relations department but has not received a response. The Board asked management to escalate the communication to LVMPD's Area Commander.

7. Social Committee Report

Kim Piwowarczyk provided a report for the Social Committee. The Social Committee and Dustin took a tour of the community on December 17th and very much enjoyed looking at all the holiday lights and decorations! Congratulations to the following homes:

1st place: 10116 Mountain Foothills (\$50 Smiths gc)
2nd place: 6311 Baker Creek (\$25 Target gc)
3rd place: 10116 Cambridge Brook (\$15 Starbucks gc)

It really was a difficult decision, there were so many beautiful homes. We wanted to also give the following homes an Honorable Mention:

9959 Mountain Foothills for inflatable
9926 Mountain Foothills for fun characters
10133 Mountain Foothills for gate decor

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

None

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IX. ADJOURNMENT / AUDIO RECORDING CEASED

There being no further business to discuss the Board adjourned the regular meeting at 7:23p.m. and the audio recording was stopped.

Submitted by Recorder, Dustin Marshall, Community Manager
Approved,

By