

**ANTHEM MESQUITE MASTER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

Pioneer Center  
1350 Flat Top Mesa  
Mesquite, NV 89034

July 14, 2020

**MINUTES**

**(Via Conference Call)**

*This meeting was recorded - Zoom*

**CALL TO ORDER**

The meeting was called to order by President John Schippert at 3:00 pm. Pacific time.

**ESTABLISHMENT OF A QUORUM**

Board Members	John Schippert	President
	Donna Eads	Secretary
	Jim Karras	Treasurer

Other Attendees	Phil Crapo	Community Manager
	Lorraine Deshayes	Director of Compliance
	Clint Warrell	Vice President of Large-Scale Communities, Seabreeze

**MEMBER COMMENT PERIOD**

None

**APPROVAL OF MINUTES**

Treasurer Jim Karras made a motion to approve the minutes of the April 14, 2020. President John Schippert seconded. Vote was unanimous.

**TREASURER'S REPORT**

Jim Karras presented the Treasurer's Report ending May 31, 2020. The Association has 1,747 members as of May 31, 2020. The Board reviewed the comparison of budget to actual and has noted no unexplained significant variations. No member accounts are currently in collection and there are no pending civil claims or actions. Treasurer Karras made a motion to accept the Treasurer's Report. Secretary Donna Eads seconded. Vote was unanimous.

*Financial Recommendations from Merrill Lynch*

Treasurer Karras made a motion to approve Merrill Lynch's recommendation for Anthem Mesquite to invest in a 6-month \$25,000 CD for the Reserve account and a 12-month \$25,000 CD for the Excess Operating account. Secretary Eads seconded. Vote was unanimous.

*Accept: Hilburn & Lein, CPAs Year End Audit for 2019*

Phil Bateman, Hilburn & Lein CPAs, presented the results of the 2019 annual audit. The audit went extremely well with the result that Anthem Mesquite Audit received an unqualified audit opinion (highest level given). The Association brought in revenues of \$13,000 more than budgeted and spent \$105,000 less than budgeted for a positive variance of \$118,000. There were very few adjustments and most were standard in nature. Secretary Eads made a motion that the audit report for 2019 be accepted as presented by Mr. Bateman. President Schippert seconded. Vote was unanimous

## OLD BUSINESS

None

## NEW BUSINESS

A. Approval Reserve Study for 2021

Treasurer Karras made a motion to approve the 2021 Reserve Study for Anthem Mesquite as presented. Secretary Eads seconded. Vote was unanimous.

B. Excess Funds in 2019 – \$127,592

The majority of excess funds came from expense savings, (i.e. contract labor, landscaping, water feature maintenance, some utilities, etc.) as well as additional closings. Treasurer Karras made a motion to move \$127,592 from excess funds in 2019 to the Reserve fund. Secretary Eads seconded. Vote was unanimous.

C. Insurance Claim for Wind Damage June 5, 2020 = Est. AMM \$9,803

Secretary Eads made a motion for staff to pursue an insurance claim for wind damage sustained June 5, 2020 and submit a thorough claim based on the damages from that windstorm. Treasurer Karras seconded. Vote was unanimous.

## BOARD DISCUSSION / COMMENTS

Secretary Eads recognized the maintenance crew for the excellent job they have done even though they are currently understaffed and have faced challenges due to Covie-19.

## NEXT MEETING

The next meeting is scheduled for Tuesday, October 20, 2020 @ 6:00 pm Pacific time

## MEMBER COMMENT PERIOD

Dave Z – Requested a brief overview of when the budget process starts so that homeowners can give their input into the budget. Phil Crapo explained that a homeowner may enter a request for a capital expenditure at any time by completing the appropriate form and attaching the justification to it. Phil stated that the budget process starts now. He will be working on the budget through August and present it to the Finance Committee early to mid-September. When the Board finalizes the budget, if there are funds available, they will allocate them to the capital improvement. Homeowners are invited to attend the Board workshop when they review the budget. President Schippert noted that meeting dates should be available within the next couple weeks.

Gary Elgort – Congratulations to everyone on the budgets. He was “exceptionally thrilled” to hear about the low cost for the waterfall. He also congratulated the staff on the great job they have done making it through this difficult time.

## ADJOURNMENT

Secretary Eads made a motion to adjourn at 3:22 pm Pacific time. Treasurer Karras seconded. Vote was unanimous.

## Respectfully submitted by:

Barbara A. Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20<sup>TH</sup> DAY OF OCTOBER, 2020.

Board Member



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