

ANTHEM MESQUITE MASTER HOMEOWNERS' ASSOCIATION
Board of Directors Meeting, Executive Session

October 19, 2021 @ 4:30 pm

Before Sun City Mesquite Board of Directors Meeting
Sun City Mesquite Pioneer Center Conference Room
1350 Flat Top Mesa Drive, Mesquite, NV 89034

Minutes

1. CALL TO ORDER

The meeting was called to order by John Schippert at 4:47 pm Pacific time.

2. ESTABLISHMENT OF QUORUM

Present:

John Schippert - President
Donna Eads - Secretary
Lauren Van Tussenbroek - Treasurer*
*via phone

Other Attendees

Philip Crapo - General Manager

3. APPROVAL OF MEETING MINUTES

Secretary Eads made a motion to approve the minutes of the Executive Meeting **July 20, 2021**.

President Schippert seconded. Vote was unanimous.

4. CORRESPONDENCE

None

5. DELINQUENCIES: SCM & BI

Delinquency List as of September 30, 2021, was reviewed. One member (Klippert) is in foreclosure due to a death. A lien has been put in place for the amount of \$1,318.00 plus default. Association is protected. No action is required.

6. OLD BUSINESS

None

7. NEW BUSINESS

None

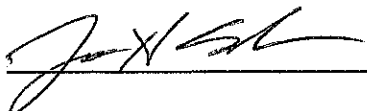
8. ADJOURNMENT / ANNOUNCEMENTS

Secretary Eads made a motion to adjourn. **President Schippert** seconded. Vote was unanimous.

The meeting adjourned at 4:49 pm Pacific time.

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 18th DAY OF JANUARY 2022

BOARD MEMBER



SUN CITY MESQUITE MASTER HOMEOWNERS' ASSOCIATION
Board of Directors Meeting, Executive Session

October 19, 2021 @ 4:30 pm

Before Sun City Mesquite Board of Directors Meeting
Sun City Mesquite Pioneer Center Conference Room
1350 Flat Top Mesa Drive, Mesquite, NV 89034

Minutes

1. CALL TO ORDER

The meeting was called to order by John Schippert at 4:35 pm Pacific time.

2. ESTABLISHMENT OF QUORUM

Present:

John Schippert - President
Donna Eads - Secretary
Lauren Van Tussenbroek - Treasurer*
*via phone

Other Attendees

Philip Crapo - General Manager

3. APPROVAL OF MEETING MINUTES

Secretary Eads made a motion to approve the minutes of the Executive Meeting **July 20, 2021**.
President Schippert seconded. Vote was unanimous.

4. CORRESPONDENCE

Hearing Results: John & Ava Scudder
Mr. and Mrs. Scudder conformed to HOA's request. No fines needed to be assessed. Case is closed.

5. DELINQUENCIES: SCM & BI

Delinquency List as of September 30, 2021, was reviewed. One member (Klippert) is in foreclosure due to a death. A lien has been put in place for the amount of \$1,318.00 plus default. Association is protected. No action is required.

6. OLD BUSINESS

None

7. NEW BUSINESS

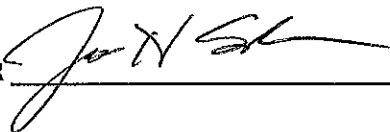
None

8. ADJOURNMENT / ANNOUNCEMENTS

~~Secretary Eads~~ made a motion to adjourn. ~~President Schippert~~ seconded. Vote was unanimous.
The meeting adjourned at **4:39** pm Pacific time.

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 18th DAY OF JANUARY 2022

BOARD MEMBER _____



ANTHEM MESQUITE MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting

Pioneer Center
1350 Flat Top Mesa, Mesquite, NV 89034

October 19, 2021
MINUTES

This meeting was recorded

CALL TO ORDER

The meeting was called to order by **President John Schippert** at **6:02 pm**

ESTABLISHMENT OF A QUORUM

<u>Board Members</u>	John Schippert Lauren Van Tussenbroek Donna Eads	President (Pioneer Center) Treasurer (Telephone) Secretary (Pioneer Center)
<u>Other Attendees</u>	Phil Crapo Deborah Demos	Community Manager (Pioneer Center) Life Style Director (Pioneer Center)

MEMBER COMMENT PERIOD (Agenda)

None

APPROVAL OF MINUTES

Secretary Eads made a motion to approve the minutes of the **July 20, 2021**, meeting. **President Schippert** seconded. Vote was unanimous.

TREASURER'S REPORT

Approval of Treasurer's Report

President Schippert presented the Anthem Mesquite Treasurer's Report ending **September 30, 2021**. The HOA currently has **1,964** members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. One homeowner account is currently in collection and there are no pending civil claims or actions. **President Schippert** made a motion to accept the Treasurer's Report as presented. **Secretary Eads** seconded. Vote was unanimous.

Finance Committee Recommendations-4th Quarter from Merrill

Treasurer Van Tussenbroek made a motion to approve Merrill's investment recommendations for the Anthem Mesquite Reserve Account which includes one 12-month CDs in the amount of \$250,000, one 6-month CD in the amount of \$125,000. **Secretary Eads** seconded. Vote was unanimous.

ACTION WITHOUT MEETING APPROVALS

Policy 21-01 Establishing Election Guidelines

President Schippert made a motion to accept Policy 21-01 Establishing Election Guidelines. **Treasurer Van Tussenbroek** seconded. **President Schippert** and **Treasurer Van Tussenbroek** voted in favor. **Secretary Eads** recused.

NEW BUSINESS

- A. Acceptance of contract for CPA Audit for 2021
Secretary Eads made a motion to accept the contract for CPA Audit for fiscal year 2021. President Schippert seconded. Vote was unanimous.
- B. Acceptance of contract for Reserve Study Level I for 2022-2023
Secretary Eads made a motion to accept the McCaffery contract for Reserve Study Level I study for 2022-2023 in the amount of \$999.00. for Sun City Mesquite and \$899.00. Treasurer Van Tussenbroek seconded. Vote was unanimous.
- C. Acceptance of 2022 Budget
Treasurer Van Tussenbroek made a motion to accept the recommendation from the Finance Committee for the 2022 budget which included a reduction to \$23.25 beginning June 1, 2022. President Schippert seconded. Vote was unanimous.
- D. Approval of Revised Collection Policy -2021
Secretary Eads made a motion to approve the Revised Collection Policy-2021. President Schippert seconded. Vote was unanimous.
- E. Acknowledgement of Developers Rezoning Application
No Action.

NEXT MEETING

The next meeting is scheduled for January 18, 2022 at 6:00 pm.

BOARD DISCUSSION/COMMENTS

President Schippert acknowledged Dave Zeleniak's resignation and Sue Legris's assumed role as chair of the election committee.

MEMBER COMMENT PERIOD (Any Item)

None

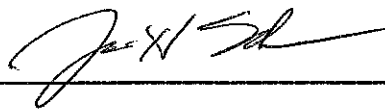
ADJOURNMENT

Treasurer Van Tussenbroek made a motion to adjourn. Secretary Eads seconded. Vote was unanimous. Meeting adjourned at **6:20 pm**.

Respectfully submitted
Donna Sherwood

~~THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 18th DAY OF JANUARY 2022.~~

BOARD MEMBER _____



SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting

Pioneer Center
1350 Flat Top Mesa, Mesquite, NV 89034

October 19, 2021

MINUTES

This meeting was recorded

CALL TO ORDER

The meeting was called to order by **President John Schippert** at 5:11 pm

ESTABLISHMENT OF A QUORUM

<u>Board Members</u>	John Schippert	President
	Lauren Van Tussenbroek	Treasurer (Telephone)
	Donna Eads	Secretary
<u>Other Attendees</u>	Phil Crapo	Community Manager
	Deborah Demos	Lifestyle Director

MEMBER COMMENT PERIOD (Agenda)

Robin Arndt (Pioneer Center) would like a financial spreadsheet showing last 5 years of maintenance and upkeep of tennis courts, pickleball courts, bocce courts, indoor/outdoor pool, and gym made available to residents. She would also like to know the total cost of Pioneer Center renovations.

CONSENT AGENDA / APPROVAL OF MINUTES

Secretary Eads made a motion to approve the Consent Agenda which included: Correspondence to the Board, the minutes of the July 20, 2021 meeting and Action Without Meeting Approvals. **President Schippert** seconded. Vote was unanimous.

TREASURER'S REPORT

Approval of Treasurer's Report

Secretary Eads, presented the Sun City Mesquite Treasurer's Report ending September 30, 2021. The HOA currently has 1,964 members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. One homeowner account is currently in collection and there are no pending civil claims or actions. **Secretary Eads**, made a motion to accept the Treasurer's Report as presented. **President Schippert** seconded. Vote was unanimous.

Financial Recommendations from Merrill – SCM & BI

Secretary Eads made a motion to approve Merrill's investment recommendations for the Sun City Mesquite Reserve Account which includes two 3 to 12-month CDs in the amount of \$200,000, one 3 to 12-month CD in the amount of \$300,000. The motion included the approval of investing \$280,000 for the Sun City Excess Operating Account. The motion included one 3-to-12-month CD in the amount of 50,000 for Branding Iron. **President Schippert** seconded. Vote was unanimous.

Transfer of Excess funds of Branding Iron 2020 Audit

Donna Eads made the motion to transfer \$15,000 from excess funds of the Branding Iron 2020 Audit upon recommendation of Phil Bateman, CPA, Hilburn & Lein. Seconded by John Schippert. Vote was unanimous.

OLD BUSINESS

None

NEW BUSINESS

- A. Acceptance of contract for CPA Audit for 2021
Secretary Eads made a motion to accept the contract for CPA Audit for fiscal year 2021. Treasurer Van Tussenbroek seconded. Vote was unanimous.
- B. Acceptance of contract for Reserve Study Level I for 2022-2023 Sun City Mesquite and Branding Iron
President Schippert made a motion to accept the McCaffery contract for Reserve Study Level I study for 2022-2023 in the amount of \$3350.00 for Sun City Mesquite and \$899.00 for Branding Iron. Treasurer Van Tussenbroek seconded. Vote was unanimous.
- C. Approval of New Club: Left-Right and Center
Treasurer Van Tussenbroek made a motion to approve the new club Left-Right and Center. President Schippert seconded. Vote was unanimous.
- D. Approval of New Club: Circle of Friends
Secretary Eads made a motion to approve the new club Circle of Friends. President Schippert seconded. Vote was unanimous.
- E. Acceptance of request to dissolve Sun City Mesquite Mixed Golf Club
Treasurer Van Tussenbroek made a motion to accept the request to dissolve the Sun City Mesquite Mixed Golf Club. President Schippert seconded. Vote was unanimous.
- F. Appointment of Gary Lott to Architectural Review Committee
Secretary Eads made a motion to accept Gary Lott to the Architectural Review Committee. President Schippert seconded. Vote was unanimous.
- G. Approval of 2022 Budget
Secretary Eads made a motion to accept the recommendation from the Finance Committee for the 2022 budget. Treasurer Van Tussenbroek seconded. Vote was unanimous.
- H. Approval of Revised Collection Policy -2021
President Schippert made a motion to approve the Revised Collection Policy-2021. Secretary Eads seconded. Vote was unanimous.

BOARD DISCUSSION/COMMENTS

Secretary Eads thanked all the committees for working together with the finance committee. She appreciated the coordination between committees, HOA staff and the board to get the budget done in a timely fashion.

President Schippert extended thanks to Deborah Demos for keeping everybody active with many fun activities.

NEXT MEETING

The next meeting is scheduled for **January 18, 2022 at 5:00 pm.**

MEMBER COMMENT PERIOD (Any Item)

In response to Robin Arndt's prior comment regarding a financial spread sheet, Dave Zeleniak explained the biannual financial report that was presented to homeowners. The report presents a

prospective maintenance cost of community assets as a percentage of revenue. He stated maintenance cost has roughly remained 22% of revenue over last five years.

Sandy Johnson commented on facilities lack of drinking fountains due to Covid protocols.

Kay Hermie requested that the HOA send an email reminder the Friday before the Board of Directors meeting to community members to increase resident attendance.

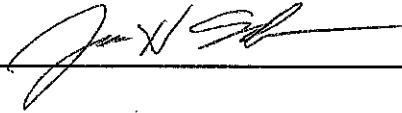
ADJOURNMENT

Secretary Eads made a motion to adjourn. President Schippert seconded. Vote was unanimous. Meeting adjourned at **6:02 pm**.

Respectfully submitted
Donna Sherwood

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 18th DAY OF JANUARY 2022.

BOARD MEMBER _____

A handwritten signature in black ink, appearing to read "John X Schippert", is written over a horizontal line that serves as a signature line.