

**SUN CITY MESQUITE HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**

Pioneer Center  
1350 Flat Top Mesa, Mesquite, NV 89034

January 19, 2021

**MINUTES**

**(Via Zoom and Conference Call)**

*This meeting was recorded*

**CALL TO ORDER**

The meeting was called to order by President John Schippert at 5:33 pm

**ESTABLISHMENT OF A QUORUM**

Board Members	John Schippert	President (Zoom)
	Jim Karras	Treasurer (Zoom)
	Donna Eads	Secretary (Pioneer Center)

Other Attendees	Phil Crapo	Community Manager (Pioneer Center)
	Lorraine Deshayes	Director of Compliance (Pioneer Center)
	John Davis	Facility Director (Pioneer Center)
	Clint Warrell	Vice President, Large-Scale Communities, Seabreeze (Zoom)

**MEMBER COMMENT PERIOD**

**APPROVAL OF MINUTES**

President John Schippert made a motion to approve the minutes of the October 20, 2020. Secretary Donna Eads seconded. Vote was unanimous.

**CONSENT AGENDA**

Secretary Donna Eads made a motion to approve the Consent Agenda. Treasurer Jim Karras seconded. Vote was unanimous.

**TREASURER'S REPORT**

*Approval of Treasurer's Report*

Jim Karras presented the Sun City Mesquite Treasurer's Report ending November 30, 2020. The HOA currently has 1,832 members. The Board reviewed the comparison of budget to actual and noted no unexplained significant variations. No homeowner account is currently in collection and there are no pending civil claims or actions. Treasurer Karras made a motion to accept the Treasurer's Report as presented. President Schippert seconded. Vote was unanimous.

*Financial Recommendations from Merrill Lynch*

**Sun City Mesquite.** There is a lot of strength in investments but right now, there are no plans for any reinvestments due to some reserve needs that are going to be presented during 2021. The Finance

Committee has asked for another month to review the cash reserves planned for 2021 before making any decisions.

### **Branding Iron**

Treasurer Karras made a motion to accept Merrill Lynch's recommendation to reinvest two \$50,000 CD's each with the flexibility for a 3-12-month period. Secretary Eads seconded. Vote was unanimous.

### Purchase New Server - \$8,138.84

Treasurer Karras made a motion to approve the purchase of a new server in the amount of \$8,138.84 as reviewed and recommended by the Finance Committee and presented by staff. Secretary Eads seconded. Vote was unanimous.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

A. Revised Design Guidelines: 1/1/2021.

The Guidelines are in the process of legal review; therefore this item will be postponed to action without meeting.

B. Woodworking Club Disband Notice

Secretary Eads made a motion to accept the disbanding of the Woodworking Club. President Schippert seconded. Vote was unanimous.

C. SCM Model Rail Roaders Club

Treasurer Karras made a motion to approve the establishment of the SCM Model Rail Roaders Club. Secretary Eads seconded. Vote was unanimous.

D. Resignation of Jim Hier from Finance Committee

President Schippert made a motion to accept the resignation of Jim Hier from the Finance Committee. Secretary Eads seconded. Vote was unanimous.

E. Appointment of Robert J Leroux to the Finance Committee

Treasurer Karras made a motion to approve the appointment of Robert J Leroux to the Finance Committee. Secretary Eads seconded. Vote was unanimous.

F. Accept Resignation of Mariann Estes from Communications Committee

Secretary Eads made a motion to accept the resignation of Mariann Estes from the Communications Committee. Treasurer Karras seconded. Vote was unanimous.

G. Approval of Third Amendment to Resolution 16-01

Treasurer Karras made a motion to approve the Third Amendment to Resolution 16-01 as presented by the Finance Committee. Secretary Eads seconded. Vote was unanimous.

H. Approval of Trigger for Investment of Reserve Money Market Funds

Treasurer Karras made a motion to accept the Finance Committee's recommendation for this trigger for investment of Reserve Money Market Funds. Secretary Eads seconded. Vote was unanimous.

I. Replace Facilities Cargo Van

Secretary Eads made a motion to approve the replacement of the Facilities Cargo Van in the amount of \$19,999.99. Treasurer Karras seconded. Vote was unanimous.

J. Resignation and Appointment to the Board of Directors

President Schippert made a motion to accept the resignation of Jim Karras as Treasurer and the appointment of Lauren Van Tussenbroek to the Board of Directors of Sun City Mesquite as the Declarant's Representative. Secretary Eads seconded. Vote was unanimous.

K. Organizational Motion for Association Officers.

Secretary Eads made a motion that John Schippert remain as President, Lauren Van Tussenbroek to be the Treasurer and Donna Eads remains as secretary. Lauren Van Tussenbroek seconded. Vote was unanimous.

## BOARD DISCUSSION/COMMENTS

President Schippert thanked the staff for all they have done during the current Covid circumstances.

President Schippert gave a presentation regarding updating the Pioneer Center's outdoor amenities. The following changes will be made to the current area. Basketball courts and pickleball courts will be separated. The amount of pickleball courts will increase from 6 to 16 and all court (tennis and pickleball) surfaces will be upgraded. Bocce ball courts will be relocated and increased from 7 courts to 8 courts. The putting green will be reduced to a 9-hole course from 18 holes. The area by the bathrooms will be expanded as a "plaza area" for outdoor activities, i.e. tournaments, special events, etc. More shade structures will be provided and lighting will be upgraded to LED.

The project is anticipated to begin around June 1, 2021 and is scheduled to be completed by October 1<sup>st</sup> for fall play. There will be no play allowed until the project is completed. A posterboard of the plan will be posted in the lobby of the Pioneer Center for homeowners' review.

## NEXT MEETING

The next meeting is scheduled for April 20, 2021 at 1:30 pm

## MEMBER COMMENT PERIOD

Rick Burcham expressed concern about the number of pickleball courts that are currently open. Secretary Eads advised that the number of courts has now been increased to 4 but the Board will take a look at opening more courts.

Gary Elgort thanked Jim Karras for his service, professional approach and concern for all homeowners. He also thanked the Board for improving the outdoor amenities and getting the developer to help pay for part of it.

Alan Richard? expressed concern about lighting and noise once the bocce ball court is moved as there is no noise or lighting where he currently lives.

Marecia thanked the Board for their improvements to the pickleball courts and requested that future budgets have enough to maintain the courts rather than asking volunteers to maintain their own courts. She also wanted to know why our courts are still restricted.

Duane Gillman thanked Jim Karras for his work on the Finance Committee. He also noted that there is a mechanism for requesting changes to pickleball or any other club. A form is available at the Pioneer Center. Complete the form and get 10 other signatures and it will be presented to the Finance Committee.

## ADJOURNMENT

Secretary Eads made a motion to adjourn. Lauren Van Tussenbroek seconded. Vote was unanimous. Meeting adjourned at 6:56 pm.

Respectfully submitted  
Barbara Rechcygiel

**THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 20 DAY OF APRIL, 2021.**

BOARD MEMBER

