

SUN CITY MESQUITE HOMEOWNERS ASSOCIATION
Board of Directors Meeting

Pioneer Center
1350 Flat Top Mesa, Mesquite, NV 89034

July 20, 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 1:34 pm.

ESTABLISHMENT OF A QUORUM

<u>Board Members</u>	John Schippert	President (Pioneer Center)
	Lauren Van Tussenbroek	Treasurer (Zoom)
	Donna Eads	Secretary (Pioneer Center)
 <u>Other Attendees</u>	 Phil Crapo	 Community Manager (Pioneer Center)
	John Davis	Facility Director (Pioneer Center)
	Clint Warrell	Vice President, Large-Scale Communities, Seabreeze (Zoom)
	Phil Bateman	Hilburn & Lein

MEMBER COMMENT PERIOD

None

CONSENT AGENDA / APPROVAL OF MINUTES

Secretary Eads made a motion to approve the Consent Agenda which included correspondence to the Board and Homeowners, committee and staff reports, minutes of the April 20, 2021 meeting, and action without meeting approvals. Treasurer Van Tussenbroek seconded. Vote was unanimous.

TREASURER'S REPORT

Approval of Treasurer's Report

Secretary Eads presented the Sun City Mesquite Treasurer's Report ending June 20, 2021. As of June 30, 2021, the HOA has 1,906 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. Secretary Eads made a motion to accept the Treasurer's Report as presented. Treasurer Van Tussenbroek seconded. Vote was unanimous.

Duane Gillman expressed his appreciation to President Schippert for his attendance at the Finance Committee meeting regarding the outdoor recreation improvements.

Financial Recommendations from Merrill

Secretary Eads made a motion to approve Merrill's investment recommendations for the Sun City Mesquite Reserve Account which includes two 3-12 month CDs in the amount of \$100,000 each, and one 3-12 month CD for the Branding Iron account. There are no recommendations for the Sun City Excess Operating Account at this time. President Schippert seconded. Vote was unanimous.

Note: Merrill advised the HOA to keep **\$1,584,710** liquid for the outdoor recreation project.

Transfer of Excess Funds

Phil Bateman, auditor - Hilburn & Lein, presented the annual audit report, noting there would be an adjustment for Sun City Mesquite due to the sale of personal property items. The overall budget for Sun City Mesquite and Branding Iron went very well. President Schippert stated that Sun City Mesquite would forego any transfer of funds at this time and that the Finance Committee would be consulted with regard to the disposition of Branding Iron's excess funds.

OLD BUSINESS

None

NEW BUSINESS

- A. Annual Audit Presentations and Acceptance Sun City Mesquite & Branding Iron:
Secretary Eads made a motion to accept the annual audit presentation for Sun City Mesquite and Branding Iron. **Didn't hear a second or call for a vote.**
- B. Reserve Study Approval
Secretary Eads made a motion to accept the Reserve Study as submitted. Treasurer Van Tussenbroek seconded. John Schippert recognized those who participated in this study, stating that it was very well thought out and will benefit the community. Vote was unanimous.
- C. New Club: Hope & Comfort Friends Club
Secretary Eads made a motion to approve the Hope & Comfort Friends Club. Treasurer Van Tussenbroek seconded. Vote was unanimous.
- D. Resignation of Robert Leroux / Appointment of Rick Burcham - Finance Committee
Secretary Eads made a motion to accept the resignation of Robert Leroux from the Finance Committee and to approve Rick Burcham as his replacement. Lauren Van Tussenbroek seconded. Vote was unanimous.
- E. Appointment of Campbell Gardett to Communications Committee
Secretary Eads made a motion to appoint Campbell Gardett to the Communications Committee. Lauren Van Tussenbroek seconded. Vote was unanimous.
- F. Ratification and Clarification for Pickleball and Tennis Court Improvement
 - Ratification will happen in October once current documents are signed.
 - A total of 8 proposals were sent - only one bid was received. Reasons for rejection included bonding restrictions, unwilling to work for homeowners' associations, timing and construction, or shortages of labor and materials issues.
 - The HOA is currently in the contract phase and anticipates the work will start August 1, 2021. It will be a 90-day process dependent upon weather: 30 days for demolition, 30 days for concrete work and 30 days to finish the project including fencing, etc.
 - The HOA is working with the Pickleball Club on colors and some specific enhancements to the courts, i.e. additional shades, relocation of current gates, additional gates for both courts, appropriate lighting, permanent outdoor divider fencing, etc. The enhancements requested will be approximately \$80,000. The Finance Committee will be reviewing these items to see what can be accommodated.
- G. Confirm Ad Hoc Election Committee
Secretary Eads made a motion to accept Dave Zeleniak, Mark Guertin and Sue Legris as members of the Ad Hoc Election Committee. Treasurer Van Tussenbroek seconded. Vote was unanimous. Note: The Committee will need 30-40 volunteers. Contact Dave Z if you would like to volunteer.
- H. Announcement and Vote of the Board: Nomination to Board of Directors
President Schippert made a motion to the Board of Directors to determine that, at the close of the nomination period, the number of candidates nominated is equal to or less than the number of members to be elected to the Board that a) the Association will not prepare or mail any ballots to unit owners and b) the nominated candidates shall be deemed to be duly elected to the Board of Directors at the meeting of the unit owners at which time the ballots would have been counted. Secretary Eads seconded. Vote was unanimous.
- I. Consent and Approval of Rock Replacement
Lauren Van Tussenbroek made a motion to approve \$15,000 (Reserve account) and \$1,500 (Capital expense) for rock replacement. Secretary Eads seconded. Vote was unanimous.
- J. Atlantis – Indoor Book Return
Secretary Eads made a motion to approve an indoor library book return as a capital expense in the amount of \$2,884.19. President Schippert seconded. Vote was unanimous.

K. Block Wall Painting: Settlers Canyon, Crescent Moon, Water Barrel & Overland Trail

Secretary Eads made a motion to accept the contract with Unforgettable in the amount of \$11,840 (Reserve account) for block wall painting. Lauren Van Tussenbroek seconded. Vote was unanimous.

BOARD DISCUSSION/COMMENTS

Secretary Eads stated that the outdoor pool would remain open from April 1 to October 31. The Community Center stays open until 8:00 pm on weekends to accommodate this use of the pool. Secretary Eads also recognized John Schippert and John Davis who were instrumental in getting natural gas to this area so the pool could remain open longer.

NEXT MEETING

The next meeting is scheduled for October 19, 2021 at 5:00 pm.

MEMBER COMMENT PERIOD

Dave Z. received a packet from Pam Jacobson on behalf of the various clubs, detailing individual club needs and the space they require. Woodworking currently does not have a space. As all clubs are growing, a request has been made that clubs be allowed to have input into the budget regarding their capital needs, operating costs, changes in lighting, schedules etc. with the result that the clubs function better in the space they currently have.

Gary Elgort, Overland Trail, addressed the painting issue. Since the same contractor is being used, he requested that the Board consider looking into requiring an undercoat of Drylock, a product widely used to keep water and fluorescence from coming through concrete. Secretary Eads said that the contract requires cleaning the walls and using seal and primer. She will check to see what they are using.

Sandy Johnson asked when the drinking fountains would be available again. Phil Crapo advised that we are under the guidance of our declarant and are waiting for the them to release us from 80% to 100%. Until that happens, the coffee bar, drinking fountains, and family restroom will remain closed. Phil will request the Board to change that directive – as well as faxing and copying services. Sandy asked if there was any more information regarding Senate Bill 186, stating he would like to be able to sign a waiver so everything didn't have to be mailed to him. Phil advised that this bill is still being researched. He also noted that there will be a change in distribution of how information is disseminated.

Marisa (Last name?) asked about the differences in the reserve studies for the courts; when the bids were sent; and the completion date. Phil advised that reserve studies are done each year and previous years reflected only the post tension and striping, not the residuals of the extras that go around putting post tension courts together. The first 4 bids were sent out about 60 days ago, the second 4 bids were mailed 45 days later. The estimated timeline for the courts is shown in the "New Business" section of these minutes in Section F.

ADJOURNMENT

Secretary Eads made a motion to adjourn. President Schippert seconded. Vote was unanimous. Meeting adjourned at 2:53 pm.

Respectfully submitted
Barbara Rechcygiel

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON THIS 19th DAY OF OCTOBER, 2021.

BOARD MEMBER


