

**MONTECITO HOMEOWNERS  
ASSOCIATION  
OPEN SESSION**

FirstService Residential  
October 13 2025 – 6:00 PM





# MONTECITO HOMEOWNERS ASSOCIATION

## OPEN SESSION

October 13, 2025 6:00 PM  
FirstService Residential  
8290 Arville Street Las Vegas, NV 89139

### MINUTES

#### Directors Present

Richard Lundquist - Director  
Robert Bronstein - Treasurer  
Brian Herwander - President

#### Directors Absent

None

#### Additional Attendees

FirstService Residential - Scott Huss  
Residents - Marice Bronstein, Robert Will, Cynthia Will, James Troy, Thomas Terzino, Bill Geoghegan

### I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

The Meeting was called to order at 6:08PM

### II. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

In accordance with NRS 116.31085, the Board of Directors met in an executive session prior to this Meeting and reviewed the following items: Minutes, Non-Compliance Issues, Waiver Requests, and Collection and Legal matters.

### III. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

None at this time

### IV. APPROVAL OF MINUTES

The Board Adopted the Minutes from the September 2025 Meeting as presented

### V. FINANCIALS

The Board reviewed the Following Financials at this Meeting:

The Board acknowledges that they have fulfilled their duty to review the financial statements in accordance with NRS116.31083 subject to any current NRS or NAC required year-end audit or review.

#### BALANCE SHEET-As of August 31, 2025

Cash in the operating account totaled \$71,197.60. Cash in the reserve account totaled \$443,449.14. The Association is in compliance with paragraph (b) of subsection 2 of NRS116.3115 and that reserve funds have not been used for daily maintenance. According to the reserve study, the ideal fully funding reserve account balance at the end of 2025 should be \$463,539.00. Delinquent accounts receivable totaled \$5,523.73. Delinquent accounts receivable is being collected in accordance with the Association's collection policy.

#### INCOME & EXPENSE STATEMENT

For the month ending August 31, 2025, operating revenue amounted to \$16,598 Association incurred \$11,897 in operating expenses and recorded \$3,408 of transfer to the reserve account leaving a surplus of \$4,699 in the operating.

#### **A. P-CARD REPORT**

The Following Charges were placed on the Associations Purchase Card:

September 2025 - \$103.68 - MyQ Gate Access Fees

#### **VI. LEGAL UPDATES**

None at this time

#### **VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING**

##### **A. BOARD RESIGNATION**

Christine Wait resigned from the Board on September 20, 2025 by written resignation.

##### **B. BOARD APPOINTMENT OF RICHARD LUNDQUIST**

Richard Lundquist was appointed to the Vacant Position on the Board on September 23rd 2025.

##### **C. CAMERA UPGRADE**

Battle Born Access Systems Upgraded one of the Cameras at the Entry to a 360 degree Rotating Camera for \$1,383.40

##### **D. GATE REPAIRS**

Battle Born Access Systems replaced the Batteries at Both Entry and Exit Gate Operators for \$395.23.

##### **E. LANDSCAPE MAINTENANCE**

Par 3 removed the Failing Spiral Junipers from the Entry for \$282.47

Par 3 replaced the Failing Rose Bushes with Low Boy Pyracantha behind the Fountain for \$1,983.68

##### **F. SOLAR PANEL POLICY RESOLUTION**

On September 30, 2025 the Board Adopted a Solar Panel Policy Resolution that set specific requirements for Solar Installations in the Montecito Community.

#### **VIII. ORGANIZATON OF BOARD**

With the Addition of Richard Lundquist to the Board - the Board was given a change to Reorganize.

The Board motioned to Accept the Positions below:

President - Brian Herwander

Treasurer - Robert Bronstein

Secretary - Richard Lundquist

**Motion:** Robert Bronstein

**Second:** Brian Herwander

► **Resolved**  
*The motion passed unanimously*

#### **IX. UNFINISHED BUSINESS**

None at this time

#### **X. NEW BUSINESS**

##### **A. FOUNTAIN REPAIR**

No competitive Bids were presented at this Meeting Management is still searching for a vendor to complete this work.

## **B. PARKING ENFORCEMENT**

The Board is looking for a Parking Enforcement Vendor to help enforce the new parking policy at the Start of 2026.

Vendor	Service	Cost	HR Determination
SCS	4 Patrols Per Month	\$280 Monthly	
Professional Parking Enforcement	3 Visits Per Week	\$775 Monthly	

The Board Took no action on this item - hoverer they would like to reconsider this at the January 2026 Meeting.

## **C. TOWING COMPANY**

The Board is being presented with a Draft Contract from Ashley's Towing - that outlines the general requirements for Towing Services in the Community. An HOA can enter into an agreement with any Towing Vendor at any time - since it does not offer a cost to the Association.

The Board did not take action on this item - and indicated that they would like to consider this item at the January 2026 Board Meeting.

## **XI. 2026 BUDGET ADOPTION**

The Board was presented the following for review:

- The Budget Summary Letter
- 2026 Budget for Adoption
- Reserve for Annual Review
- Association Collection Policy
- Schedule of Collection Fees
- Penalty Policy
- Investment Policy
- Service Member Verification Form
- Board Member Awareness Form

There is no Increase of Assessments Expected in 2026.

The Board made amendments to the Budget to Reduce the Landscape Contractor Cost by \$48. They wanted to increase the Monthly Cost for the Parking Enforcement by \$40. The Remainder cost difference was removed from the Reserves.

The Board Adopted the Budget as Amended.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

► **Resolved**  
*The motion passed unanimously*

## **XII. HOMEOWNER OPEN FORUM – ALL ITEMS**

The following comments were made in Homeowner Open Forum:

- A homeowner wanted a status update on the Gas Lamp Project and how it was going
- A homeowner commented about the risk of overfunding the reserves.

- A homeowner commented on the risk of homeowners suing the association for removing their vehicle.
- A homeowner was told that the Exit Remotes were being given out for Free for homeowners that Had Lifted Vehicles or Motorcycles.

### XIII. SCHEDULING OF NEXT BOARD MEETING

The next Board Meeting is scheduled for January 12 2026 at 6PM.

### XIV. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 7:01 PM

**Motion:** Brian Herwander  
**Second:** Robert Bronstein

► *Resolved*  
*The motion passed unanimously*

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APPROVED

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DATE