

**MONTECITO HOMEOWNERS  
ASSOCIATION  
OPEN SESSION**

FirstService Residential  
July 14 2025 – 6:00 PM



# MONTECITO HOMEOWNERS ASSOCIATION

## OPEN SESSION

July 14, 2025 6:00 PM  
FirstService Residential  
8290 Arville Street Las Vegas, NV 89139

### MINUTES

#### Directors Present

Robert Bronstein - Treasurer  
Grace McCullough - Secretary  
Christine Wait - Director

#### Directors Absent

None

#### Additional Attendees

FirstService Residential - Scott Huss  
Residents - Cordell Smith, Bill Geoghegan, Boyd Barollo, Patrick Beebe, Irene Beebe, Jennifer Hendowski, Richard Lundquist, Dominic Marvelli, Brian Herwander, James Troy, Diane Troy, Thomas Terzino, Robert Will, Cynthia Will, George Barragan

## I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

The Meeting was called to order at 6:02PM

## 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

The following comments were made in Homeowner Open Forum:

- Homeowners asked questions about the Gas Lamps and the future of the homeowners converting the lamps. Specifically, how much work will SW Gas be doing in the community.
- A Homeowner wanted the board to consider adding an exit gate open function to the App
- Discussion was had to notify residents that several homeowners have converted the lamp - but have not submitted an ARC Application

## IV. APPROVAL OF MINUTES

The Board Approved the Minutes from the April 2025 Meeting as presented

**Motion:** Grace McCullough  
**Second:** Robert Bronstein

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

## V. FINANCIALS

The Board reviewed the following:

#### **BALANCE SHEET-As of May 31, 2025**

Cash in the operating account totaled \$69,772.53. Cash in the reserve account totaled \$464,119.48. 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 \$8,772.97. Delinquent accounts receivable is being collected in accordance with the Association's collection policy.

#### **INCOME & EXPENSE STATEMENT**

For the month ending May 31, 2025, operating revenue amounted to \$17,412 Association incurred \$12,391 in operating expenses and recorded \$3,408 of transfer to the reserve account leaving a surplus of \$5,022 in the operating.

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

#### **A. 2024 AUDIT**

The Board motioned to accept the 2024 Annual Audit as presented

**Motion:** Christine Wait

**Second:** Grace McCullough

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

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

None at this time.

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

##### **A. BANKING UPDATE**

The Board accepted a new Banking Plan from FFI that is expected to earn \$20,616 Annually.

##### **B. GATE REPAIR**

Battle Born Access Systems completed gate repairs from a Vehicle Accident for \$13,272.37.

##### **C. INSURANCE RENEWAL**

The Board accepted a renewal of the Associations Insurance from CAU for \$7,996 for 2025 to 2026.

##### **D. PALM TRIMMING**

The Board accepted Palm Trimming proposal from Par3 for \$280

##### **E. PURCHASE CARD**

The Board Approved a Purchase Card for the Association with a Monthly Limit of \$250

##### **F. GATE REMOTES**

The Board replenished Remotes for the Gates for \$279.75

##### **G. SIGN REPLACEMENT**

Small Entry and Fountain Signs were replaced by Fast Signs for \$327.75

#### **VIII. UNFINISHED BUSINESS**

##### **A. RESERVE STUDY ADOPTION**

The Board Motioned to accept the 5 Year Reserve Study as presented.

**Motion:** Robert Bronstein  
**Second:** Grace McCullough

► *Resolved*  
*The motion passed unanimously*

## IX. NEW BUSINESS

### A. CURB PAINTING

The Board wanted to look into improving the visual view for residents driving thru the community by painting the Curbs on the Corners of the streets in the Community. Proposals include painting Every Corner Curb or 3-4 Curbs in the Community.

Vendor	Proposal Area	Cost	Board Determination
Certa Pro Painting	Entire Community	\$940	
Certa Pro Painting	Selected Curbs	\$3,680	
M2 Painting	Entire Community	\$2,576	
M2 Painting	Selected Curbs	\$280	
Unforgettable Painting	Entire Community	\$2,673	
Unforgettable Painting	Paint All Existing Curbs	\$1,530	

The Board motioned to table this item for further revision.

**Motion:** Robert Bronstein  
**Second:** Grace McCullough

► *Resolved*  
*The motion passed unanimously*

### B. HOLIDAY DECORATIONS

The Board Accepted the proposal for Holiday Decorations for \$2,609.19

**Motion:** Grace McCullough  
**Second:** Robert Bronstein

► *Resolved*  
*The motion passed unanimously*

## X. HOMEOWNER OPEN FORUM – ALL ITEMS

The following comments were made in Homeowner Open Forum:

- A Homeowner asked if there is measurable savings in Gas costs when can those homeowners that convert get a rebate for doing so?
- Homeowners commented on the cost of crack sealing when SW gas will still be working in the community.
- A Homeowner asked why their ARC has not been approved by the Master. The Master and Montecito are separate organizations and operate separately.

## XI. SCHEDULING OF NEXT BOARD MEETING

The next Board Meeting is scheduled for October 13 2025 at 6PM.

## XII. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 7:17PM

**Motion:** Grace McCullough  
**Second:** Robert Bronstein

► *Resolved*  
*The motion passed unanimously*

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APPROVED

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DATE