

**MONTECITO HOMEOWNERS
ASSOCIATION**
MONTECITO OPEN SESSION

FirstService Residential
April 8 2024 – 6:00 PM





MONTECITO HOMEOWNERS ASSOCIATION

MONTECITO OPEN SESSION

April 8, 2024 6:00 PM
FirstService Residential
8290 Arville Street
8290 Arville Street Las Vegas, NV 89139

MINUTES

Directors Present

Brian Herwander - President
Grace McCullough - Secretary
Robert Bronstein - Treasurer

Directors Absent

None

Additional Attendees

Scott Huss - FirstService Residential
Marice Bronstein - Resident
Richard Lundquist - Resident

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

A majority of the Board members established a quorum for this meeting. The meeting is called to order at 6:00PM

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

No comments were made.

IV. APPROVAL OF MINUTES

The Board Approved the Minutes for the March 2024 Meeting as presented.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

V. FINANCIALS

The Board Approved the Treasurers Report for the Month Ending February 2024 as presented.

Motion: Robert Bronstein

Second: Brian Herwander

- **Resolved**
The motion passed unanimously

VI. REPORTS

A. MANAGEMENT REPORT

The Board Accepted the Management Reports as presented.

Motion: Brian Herwander

Second: Grace McCullough

- **Resolved**
The motion passed unanimously

VII. LEGAL UPDATES

None at this time.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

A. GATE REPAIRS

CAS performed two repairs on the Entry Gates for \$892.67 (Lower Gearbox Repair) and \$551 (Battery Replacement).

IX. UNFINISHED BUSINESS

A. STREET SIGN REPLACEMENT

Management is presenting proposals from companies to replace the Street Signs around the community. Does the Board want to open the sealed bids that were received?

The following vendors were asked to submit sealed bids:

VENDOR	COST	BOARD DECISION
PME COMMUNITY SERVICES	DID NOT BID	
STILLS CONSTRUCTION	\$5,523	
TITAN CONSTRUCTION SERVICES	\$10,250	
MK HOUSE	\$5,143.50	

The Board chose to discuss this further outside of the Meeting.

B. LEGAL COUNCIL DISCUSSION

The Board would like to discuss the merits of finding new legal council to assist with Legal Matters. Management has reached out to the following Legal Firms for an LOR:

LEGAL REPRESENTATION	BOARD DECISION
LKG (CURRENT LEGAL FIRM)	
ISSACSON LAW	
GIBBS GIDEN	
MARQUIS AURBACH	
CLARKSON LAW GROUP	
WRSS&R	

The Board will review and discuss the proposals presented in the Meeting to Determine the path forward.

C. MANAGEMENT PROPOSAL DISCUSSION

FSR Management is presenting an updated Management contract for future services with FSR. The Board has indicated the need to obtain bids for competing management contracts. The sealed bids were opened in the meeting:

MANAGEMENT COMPANY	TERMS OF CONTRACT	BOARD DECISION
FIRSTSERVICE RESIDENTIAL	\$2,442.39 Per Month (3 Year Contract) - 4 Meetings Per Year	
WESTWARD 360	\$1,590 (Non Inclusive) - 4 Meetings Per Year	
TERRA WEST	\$1,899 (Non Inclusive) \$2,399 (Inclusive) - 4 Meetings Per Year	
CAMCO	\$1,658 (Non Inclusive) \$2,197 (Inclusive) - 4 Meetings Per Year	
COLONIAL PROPERTY MANAGEMENT	\$1,605 (Non Inclusive) \$2,399 (Inclusive) - 4 Meetings Per Year	

The Board will review the proposals and determine the path forward outside of the Meeting.

D. CHANGE OF GAS LAMP CC&R AMENDMENT

The Board reviewed the information and insights provided by the Lighting Survey and the communication from Committee and Vendor Correspondence.

X. NEW BUSINESS

A. COLLECTION POLICY UPDATE

The Board Motioned to Adopt the Updated Collection Policy as presented.

Motion: Brian Herwander

Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

B. FOUNTAIN RECOATING

Management is presenting proposals from companies to Recoat or Clean the Fountain in the community. The sealed bids were opened as follows:

VENDOR	COST	BOARD DECISION
COMPLETE POOL CARE	DID NOT BID	
OASIS POOLS	\$6,200	
TITAN CONSTRUCTION SERVICES	DID NOT BID	
MK HOUSE	DID NOT BID	
STILLS CONSTRUCTION	\$3,257	
SPLASH POOL MAINTENANCE AND REPAIR	DID NOT BID	

The Board will review the proposals outside of the Meeting.

C. ENTRY GAS LAMPS

Management is presenting proposals from companies to convert the 8 Entry Lamp Posts. The following Sealed Bids were opened in the Meeting:

VENDOR	PRICE	BOARD DECISION
M-5 (SOLAR)	\$15,480 (SOLAR)	
M-5 (ELECTRIC)	\$9,250 (ELECTRIC)	

ISG LIGHTING	\$17,855 (ELECTRIC)	
WEST COAST COMMERICAL SERVICES	DID NOT BID	
ROTH LIGHTING	\$7,028.77 (SOLAR)	
ADVANCED LIGHTING SERVICES	DID NOT BID	
KELLEHER DAVIS CONTRACTING	\$28,675 (ELECTRIC)	
CANYON ELECTRIC COMPANY	DID NOT BID	

The Board will review the proposals and determine the next steps outside of the Meeting.

D. SOCIAL COMMITTEE CHARTER

The Board motioned to Adopt the Social Committee Charter as presented.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

The Following comments were made in the Homeowner Open Forum:

Marice Bronstein - When was the Gate Code Changed? Some residents are still having trouble accessing the community. The Board indicated that they did not want to publish the entry code - and residents should contact FirstService Residential for the updated entry code.

XII. SCHEDULING OF NEXT BOARD MEETING

The next Board Meeting is scheduled for Monday, July 15th 2024 at 6PM.

XIII. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 7:19PM.

Motion: Grace McCullough

Second: Brian Herwander

► **Resolved**
The motion passed unanimously

APPROVED

DATE