

**MONTECITO HOMEOWNERS  
ASSOCIATION  
OPEN SESSION**

FirstService Residential  
January 13 2025 – 6:00 PM





# MONTECITO HOMEOWNERS ASSOCIATION

## OPEN SESSION

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

### MINUTES

#### Directors Present

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

#### Directors Absent

None

#### Additional Attendees

FirstService Residential - Scott Huss  
Residents - Robert Will, Cynthia Will, Marice Bronstein, Christine Wait, Dian Troy, James Troy, Dominic Marvelli, Reyna Marvelli, Thomas Terzino, Patrick Beebe, Irene Beebe, Richard Lundquist,

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

The Meeting is called to order at \_\_\_\_\_PM.

### 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:

A resident asked when they will get New Gate Motors. Brian Herwander explained that there are several issues with the Gates that involve failing electric components. The Board is looking at Camera Systems because people are messing with the gates.

A Resident commented about Motorcycles exiting the community. Manager to look at finding a solution for people who need access to the community.

Residents Commented about SW Gas checking the Lamps in the Community and how they communicate with the Community.

A resident asked about the frequency of Street Sweeping. The Streets are swept once a month. Another homeowner noticed that many homeowners push their leaves into the street and cause the issue.

### IV. APPROVAL OF MINUTES

The Board Approved the Minutes from the October 2024 Board Meeting and the 2025 Budget Ratification Meeting as presented.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

## V. FINANCIALS

The Board Reviewed the Financials as presented Per NRS116.31083- this satisfies the board's responsibility to review the association's finances at a minimum of every 100 days.

## VI. REPORTS

### A. MANAGEMENT REPORT

The Board reviewed the Management Reports as presented.

## VII. LEGAL UPDATES

None at this time.

## VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

### A. 2024 TAX LOR

Bainbridge and Little was selected to complete the Associations 2024 Audit and Tax Return for \$1,325

### B. 2025 LANDSCAPE COSTS

Par3 provided a pricing update for the 2025 Landscaping Costs: \$362 Monthly.

### C. ENTRY BENCH

A Bench was installed in the Common Area for \$1,313.65.

### D. FOUNTAIN BOWL PAINTING

Certa Pro Painters were selected to paint the Fountain Pony Wall - \$980

### E. FOUNTAIN COATING

Precision Painting is contracted to restore the Fountain for \$4,000

### F. GATE REPAIRS

CAS performed additional gate equipment repairs (Electrical Harness, Remote Receiver) for \$771.82.

### G. PALM TREE TRIMMING

Par3 will be trimming the Palm Trees for \$280

## IX. UNFINISHED BUSINESS

None at this time

## X. NEW BUSINESS

### A. ENTRY SIGN

The Eastern Entry Sign is Damaged. The following quotes were developed to repair the Sign:

Vendor	Cost	HR - Board Determination
Pro Tec	\$1,200	
Stills Construction	\$1,116	
MK House	\$565	
Wright Ventures	\$1,150	
Titan Construction Services	\$600	HR - Accepted

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

#### **B. STONE VENEER**

The Board chose to take no action on this item.

#### **C. GATE REPAIRS**

Several Items were Quoted by CAS for repair at the Gates:

Item	Cost	HR - Board Determination
Electric Photo Eye	\$541.10	HR - Accepted
Exit Loop Detector	\$344.17	HR - Accepted
Primary Anchor Relocation	\$249.01	
Entry System Control Board	2,408.27	

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

#### **D. ENTRY SYSTEM**

The Board is looking at replacing the control box at the Entry of the Community. Sealed Bids have been obtained and requested.

Vendor	Cost	Includes	HR - Determination
Battle Born Access Systems	\$24,096.68	MyQ Entry Box, Cameras	HR - Accepted
Western Door and Gate	\$6,466.92	Cameras	
Western Door and Gate	\$5,875.63	New Door King System	
Western Door and Gate	\$7,754.04	MyQ System	
Sting Alarm	\$13,995.29	Cameras	
CAS	\$11,433.78	Cell Gate - Cameras	
Battle Born	\$15,687.65	Cameras - Turing AI	
Battle Born	\$13,919.52	Cameras Dahua Camera	

The Board Selected Battleborn Access Systems to upgrade the Community Access System and Install Cameras in the Community.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

#### **E. GATE PM**

The Board wanted to check on a new Gate PM Provider. The following Bids were returned.

Vendor	Cost	Frequency	HR Determination
Battle Born	\$556	Quarterly	HR - Accepted
Valley Gates	\$500	Quarterly	
Western Door and Gate	\$740	Quarterly	

The Board Accepted the Annual PM Proposal from Battle Born Security Systems.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

#### **F. RESERVE STUDY**

The Association is due to complete its full 2025 Reserve Study Update by May 5th of 2025. Sealed bids were Opened at this Meeting.

Vendor	Cost	HR Determination
Better Reserves	\$700.00	
Facilities Advisors	\$1,925.00	
Geo Reserves	\$850.00	
Complex Solutions	\$1,050.00	HR - Accepted

The Board Accepted Complex Solutions to prepare the 5 Year Reserve Study Update.

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

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

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

The Following Comments were made in Homeowner Open Forum:

A homeowner commented on what the Cap on Rentals are. The Renters in the Community as of now are about 12%. The Association must remain in compliance with the Fair Housing Act.

A resident commented on enforcing parking and looking into keeping eyes on this item. Suggestion to call Southern Highlands Patrol if the residents need assistance. 702 -614 -1006

A homeowner commented about the Color Schemes for the Association. Residents need to be aware that Southern Highlands has updated the Approved Colors since the property was built.

A resident commented about the Iron Gates not being tall enough to prevent people from Jumping Over and Casing the Community.

#### **XII. SCHEDULING OF NEXT BOARD MEETING**

The next Board Meeting is scheduled for Monday, April 14, 2025 at 6PM. Closed Session at 5:30PM.

#### **XIII. ADJOURNMENT**

Motion to Adjourn the Meeting. Meeting was adjourned at 7:21PM

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**APPROVED**

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**DATE**