



# MONTECITO HOMEOWNERS ASSOCIATION

## MONTECITO REGULAR SESSION MEETING

January 22, 2024 6:00 PM  
FirstService Residential  
8290 Arville Street  
Las Vegas, NV 89139

### MINUTES

#### Directors Present

Brian Herwander - Treasurer  
Rocco Fortino - President  
Grace McCullough - Secretary

#### Directors Absent

None

#### Additional Attendees

Dena Pollizatto, SCM- FirstService Residential

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

#### Resolved

The meeting was called to order at 6:03pm.

### II. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

#### Resolved

The Board of Directors met in executive session prior to this meeting on January 22, 2024 and reviewed the following items: Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters.

**Motion:** Rocco Fortino

**Second:** Grace McCullough

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

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

There were twenty homeowners in attendance. The following agenda items were discussed:

- a. Lighting Maintenance- Originally contract state from M5
- b. Board member increase from 3 to 5
  - increase for voting in fairness
  - Someone to listen to the owner
- c. Owners vote to be involved, make board voting easier

## IV. APPROVAL OF MINUTES

### A. OCTOBER 25, 2023

#### Resolved

After careful review, the minutes from the October 25, 2023 Board of Directors Meeting were approved.

**Motion:** Brian Herwander

**Second:** Grace McCullough

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

### B. NOVEMBER 28, 2023 BUDGET RATIFICATION

#### Resolved

After careful review, the minutes from the November 28, 2023 Budget Ratification Meeting were approved.

**Motion:** Grace McCullough

**Second:** Rocco Fortino

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

## V. FINANCIALS

#### Resolved

After careful review, the Board acknowledged they have fulfilled their fiduciary duty to review the association's financials ending November 30, 2023.

**Motion:** Rocco Fortino

**Second:** Brian Herwander

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

## VI. UNFINISHED BUSINESS- NONE AT THIS TIME

#### Resolved

None at this time.

## VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

#### Resolved

There was presented as review as action was taken outside of regular schedule meeting.

1. CAS- Main Control Board in Exit Secondary Operator: \$776.10.

**Motion:** Rocco Fortino

**Second:** Brian Herwander

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

## VIII. NEW BUSINESS

### A. PAR 3 PROPOSAL

#### Resolved

The Board of Directors to take the action to approve/deny/postpone the following proposals by Par3:

a. **Hardwood trimming of African Sumac: \$1,250.00:** Rocco Fortino made a motion to approve the proposal as presented and ask for management to see when best time to trim. Grace McCullough seconded the motion. All voted in favor. Motion carried.

b. **Par3 Contract Renewal: \$354.32:** Rocco Fortino made a motion to approve the contract renewal increase as presented by Par3. Grace McCullough seconded the motion. Brian Herwander opposed. Majority carries.

c. **Palm Tree Trimming: \$232.00:** Rocco Fortino made a motion to accept the proposal from Par3 for the palm tree trimming at the front gate. Brian Herwander seconded the motion. All voted in favor. Motion carried.

## **B. STREET SIGN REPLACEMENTS**

### **Resolved**

The Board of Directors reviewed the information from the street sign replacement that Rocky provided. The Board of Directors approved to have management obtain proposals to replace the signs as noted.

**Motion:** Rocco Fortino

**Second:** Grace McCullough

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

## **C. M-5 PRICING TO PROVIDE MONTHLY REPORTS OF ALL LIGHTS CLEANED CHARGE**

### **Resolved**

The Board of Directors reviewed the pricing that was to provide reports for the glasses, street done and etc., for an additional \$45.00. The Motion was to deny the proposed pricing M5 provided.

**Motion:** Rocco Fortino

**Second:** Brian Herwander

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

## **D. INCREASE BOARD OF DIRECTORS FROM A 3 MEMBER TO 5 MEMBER BOARD**

### **Resolved**

There were a group of owners who wish to increase the Board from a three member to five member Board. Discussion was held. Brian Herwander made a motion to increase the Board to a 5 member Board. There was no 2nd to the motion. Motion died.

## **E. GAS LAMP CONVERSION UPDATE/DISCUSSION**

### **Resolved**

The Board of Directors presented the Board with the following updates. There was discussion with the committee to go with LED and/or LED with Solar. The concern about Solar is that 50 homes that have tree canopy hanging over the lamp that would provide proper illumination. The Board of Directors asked Management Samantha Katzakian to reach out to Southwest Gas to discuss abandonment of the lines and options. Two options were provided by Sarah with Southwest was as follows:

a. Can do an underground abandonment in the street to homeowners property. That would cost \$70,000.00 to \$80,000.00.

b. Shut pole at risers and would be no cost to the HOA or homeowners.

This was just provided as discussion/informational. No action to be taken.

#### **F. DISCUSSION/VOTE- BOARD MEMBER OR ARC MEMBERS- NOT SERVING ON OTHER BOARD'S OR COMMITTEES**

##### **Resolved**

There were a group of owners believe that board members serving on other committees and etc., is a conflict of interest. The motion was made by Brian Herwander to not allow/ave current Board members serve on any committees that are managed by Olympia Management/ Southern Highlands Masters. There was no 2nd to the motion. Motion died.

#### **G. DISCUSSION/VOTE-FINES RECOMMENDED BY ARC COMMITTEE TO BOARD**

##### **Resolved**

The ARC Committee does not recommend fines to be assessed to accounts, that would be a compliance committee and at this time the Board of Directors is the compliance committee and ARC. The motion was made by Brian Herwander to have a committee other than the Board to assess fines and etc. There was no second to his motion, the motion died.

#### **H. DISCUSSION/VOTE- CREATE ARC BOARD (3-5 MEMBERS)**

##### **Resolved**

There were a group of owners to serve on the ARC Committee and relieve the Board to focus on other items/matters in the community. The community receives about 6-7 ARCs a year so it does not take much time for the Board to address/review/provide vote. Brian Herwander made a motion to implement an ARC Committee. There was no 2nd to the motion. Motion died.

#### **I. DISCUSSION/VOTE- OPTION FOR OWNERS CALL IN TO MEETINGS**

##### **Resolved**

A group of owners have asked about having call in option to owners who are unable to attend. This will get more owners involved in the meetings. This will have owners attend via telephone/virtual and have members in person. Motion was made to open the next meeting to call in to residents as well as hold in person.

**Motion:** Brian Herwander

**Second:** Rocco Fortino

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

#### **J. CHANGE OF GAS LAMP CC&R AMENDMENT**

##### **Resolved**

The Board of Directors would have a proposed amendment asking the owners 2 questions;

1. prefer to do an abandonment free or pay the \$70,000.00-\$80,000.00 to abandon from street.
2. Prefer to do a one time special assessment or to have a loan taken and the HOA monthly dues would be collateral.

As the new amendment is not presented at this time, the board motioned to postpone.

**Motion:** Brian Herwander

**Second:** Grace McCullough

- **Resolved**  
*The motion passed unanimously*

#### **K. FOUNTAIN RESTORATION**

##### **Resolved**

The Board of Directors reviewed and discussed the recoating the fountain to remove the previous coatings and restart. The Board of Directors approved to have management obtain proposals to replace the signs as noted.

**Motion:** Brian Herwander

**Second:** Rocco Fortino

- **Resolved**  
*The motion passed unanimously*

#### **L. EMERGENCY MEETING ITEMS**

##### **Resolved**

None at this time.

### **IX. REPORTS**

#### **A. MANAGEMENT REPORT**

The Board of Directors reviewed the management report as presented. No action was taken at this time.

#### **B. MONTHLY ACTIVITY REPORT**

##### **Resolved**

The Board of Directors reviewed the monthly activity report as presented. No action was taken at this time.

#### **C. ARCHITECTURAL MATTERS**

##### **Resolved**

There are no Architectural applications to review.

#### **D. CORRESPONDENCES**

##### **Resolved**

None at this time.

### **X. LEGAL UPDATES**

##### **Resolved**

None at this time.

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

The following items were discussed:

- a. Pole cut in removed by Southwest Gas
- b. Thank you to Board for the Christmas Decorations
- c. Gas was leaking as per mention at the last meeting ( causing Southwest gas to shut off)
- d. Follow Roberts Rules of Order when conducting business
- e. Light on wall by pedestrian gate is out.

f. Reserve account was overfunded and wishing to know when Reserve transfers will restart as they were suspended in 2023 for last few months.

g. ARC Board and ARC Committee

h. Why is there backlash to increasing Board to a 5 member. There were 13 homeowners in attendance and 12 were in favor/1 was not in favor to increase

- Someone to listen to the owner

c. Owners vote to be involved, make board voting easier

## XII. SCHEDULING OF NEXT BOARD MEETING

### Resolved

The next meeting is scheduled for April 9, 2024 at 5:30 PM for Executive Session and 6:00 PM for Board of Directors open session.

## XIII. ADJOURNMENT

### Resolved

The meeting was adjourned at 7:52 p.m.

**Motion:** Brian Herwander

**Second:** Grace McCullough

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

---

APPROVED

---

DATE