

**MONTECITO HOMEOWNERS
ASSOCIATION
OPEN SESSION**

FirstService Residential
October 14 2024 – 6:00 PM



FirstService
RESIDENTIAL

MONTECITO HOMEOWNERS ASSOCIATION OPEN SESSION

October 14, 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

FirstService Residential - Scott Huss,
William Newbourg
Residents - Rocky Fortino, Richard
Lundquist, Cynthia Will, Rosa
Esparza, Jennifer Hendowski, Marice
Bronstein, Robert Will, August
Schellhase, Gloria Schellhase,
Christine Wait, Bill Delong, Connie
DeLong, Jeffery Fayle, Robert Page,
James Troy, Diane Troy, Bill
Geoghegan, Thomas Terzino,

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

The Meeting was called to order at 6:04PM

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

- Rocky Fortino - Wanted to know why the front gates were held open?
- Christine Wait - How many times does the street sweeper come thru the community?

The Board discussed lamp conversion between Solar and Electric Lamp Conversion that included, Solar VS Electric, The Current Lamps, Advisement from the Light Committee, and the cost of operating the lamps her home for the association.

- Jennifer Hendowski - Wished that she had known all of the information about Lights and the Community Website.
- Bill Geoghegan - Worked for SW Gas. Spoke about the conversion and removal of charges for the Gas Lamps. Needed to be a large enough number to shut them off.

IV. APPROVAL OF MINUTES

The Board approved the Minutes from the July 2024 Election and the July 2024 Board Meeting as presented.

Motion: Brian Herwander

Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

V. FINANCIALS

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. ARC APPLICATION

An ARC Application was placed with the Southern Highlands Master Association for \$50 for Entry Light Conversion. This is a Reserve Expense.

B. CURB PAINTING

Unforgettable Coatings was selected to paint the Curbs for \$900. This is a Reserve Expense.

C. ENTRY GAS LAMPS

ISG Lighting was selected to convert the 8 Common Area Entry Lights to Electric Lighting for \$10,980. This is a Reserve Expense.

D. GATE REPAIRS

CAS was selected to Replace the Operator Boards for each entry motor for \$4,305.54.

E. LANDSCAPE LIGHTING

Landscape Lights were added to the Common Area for \$77.98.

F. HOLIDAY DECORATIONS

Holiday Decorations will provide Holiday Lights for \$2,609.19.

G. MANAGEMENT CONTRACT RENEWAL

The Board negotiated and signed a new Management Contract that includes a reduction of the Management Fee to \$2,000 per month and the Per Door Administrative Compliance fee for \$2.99. There are No ARC fees for residents in the Contract.

H. ROCK REFRESH

PAR 3 refreshed the rock around the Entry Fountain for \$373.35. This is a Reserve Expense.

I. STORAGE - CHRISTMAS DECORATIONS

Management noticed that the Association was paying an annual fee to Store Christmas Decorations. The Association paid \$138.96 to remove the documents from Storage.

J. STREET SIGN REPLACEMENT

The Street Sign replacement contract from MK House was revised to include all the Street Signs in the Community for \$10,211.73. This is a Reserve Expense.

IX. UNFINISHED BUSINESS

A. PLANT REPLACEMENT

The Board motioned to reject the proposal from Par3 as presented.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

B. GATE CAMERAS

Management has requested vendors to bid for system upgrades and new components to the Common Area to include Cameras on the Entry of the Community. The following Bids were solicited.

Vendor	Bid Includes	Price	HR - Board Decision
Battle Born Access Systems	CAPXLV2 Liftmaster MyQ System - No Cameras	\$7192.52	
CAS	Cellgate Access System - With Cameras	\$11,433.78	
Power AVMS	Stand Alone Gate Camera System	\$10,649.01	
Safe and Secure Alarms and Video	Stand Alone Gate Camera System	DID NOT BID	

The Board motioned to determine the preferred system of Entry Surveillance within the next two weeks and give management a chance to bid to more vendors.

Motion: Brian Herwander

Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

X. NEW BUSINESS

A. CORPORATE TRANSPARENCY ACT

The Board Motioned to enlist FirstService to complete the association filing and bill back the association:

That the board authorizes FirstService to complete the association's filing for CTA through the third-party vendor FinCEN Report. The board approves the annual payment of \$450 which consists of \$200 to FinCEN Report and \$250 to FirstService for their services.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

B. FOUNTAIN BOWL PAINTING

Management was asked to obtain quotes for painting and sealing the exterior bowl of the Fountain at the Community Entry. The following Bids were obtained:

Vendor	Cost	HR - Resolution
Certa Pro Painters	\$680.00	
Unforgettable Coatings	\$1,200.00	
PME	\$	
Titan Construction	\$2,200	

The Board motioned to table this issue for bid revision and consideration outside of the Meeting.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

C. ENTRY BENCH

A Board member wanted to discuss the merits of Adding Bench to the Fountain area of the Community. This must be paid out of the Operating Account. Management will begin the process of bidding out the additional cost of adding a bench in the common area.

D. FOUNTAIN MAINTENANCE VENDOR

RX Pools provided a bid to maintain the Fountain Equipment for \$350 a Month. The Board motioned to Deny the contract as presented.

Motion: Brian Herwander

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

XI. 2025 BUDGET ADOPTION

The Board reviewed the following: Reserve Study, Penalty Policy, Collection Policy and Investment Policy. The Board Motioned to Approve the Budget as presented with an assessment level of \$78 for 2025.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

The following comments were made in Homeowner Open Forum:

- Marice Bronstein requested more communication on the Social Committee Event on October 26th.
- Rocky Fortino discussed the process for ARC's between Southern Highlands and Montecito. The Board motioned to recognize that Owners must obtain ARC's from both HOA organizations - Montecito 1st and Southern Highlands 2nd - however there is no specific order in the governing documents of either HOA organizations.
- Rocky Fortino wanted a violation removed from his account record
- A Homeowner asked who enforces parking in the HOA. They were referred to contact Southern Highlands to help parking enforcement.

Motion: Robert Bronstein

Second: Grace McCullough

► **Resolved**
The motion passed unanimously

XIII. SCHEDULING OF NEXT BOARD MEETING

The next Board Meeting is scheduled for Monday, January 13, 2025 at 6PM. Closed Session at 5:30PM.

XIV. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 7:39PM.

APPROVED

DATE