

**MONTECITO HOMEOWNERS
ASSOCIATION**
MONTECITO SPECIAL OPEN MEETING

FirstService Residential
March 11 2024 – 7:00 PM



FirstService
RESIDENTIAL



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ASSOCIATION**
MONTECITO SPECIAL OPEN MEETING

March 11, 2024 7:00 PM
FirstService Residential
8290 Arville Street
8290 Arville Street Las Vegas, NV 89139

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

Dena Pollizatto - Community Manager
Gina Masterson - Regional Director
Scott Huss - Community Manager
William Delong - Resident
Mary Elgie - Resident
Chrstine Waid - Resident
Francine Bronstein - Resident
Erica Herwander - Resident
Richard Lundquist - Resident
Patrick Bebee - Resident
Mlrene Bebe - Resident
James Toy - Resident
Diane Troy - Resident
CM Pelacfrda - Resident
Thomas Terzino - Resident
Dominic Marvelli - Resident

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

This Meeting is called to order at 7:00PM.

II. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

The Board of Directors does not intend to meet in Executive Session prior or following this Open Session Meeting.

III. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

No comments were made at this Homeowner Open Forum.

IV. APPROVAL OF MINUTES

Please accept Minutes from the January 2024 Open Session.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

V. FINANCIALS

Board reviewed the Financial Statements for December 2023 and January 2024 Per NRS116.31083- this satisfies the board's responsibility to review the association's finances at a minimum of every 100 days. Motion to accept review of the Financials passed unanimously.

Motion: Brian Herwander
Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

VI. REPORTS

A. MANAGEMENT REPORT

The Board reviewed the Management Reports as presented.

VII. LEGAL UPDATES

None at this time.

VIII. UNFINISHED BUSINESS

A. INCREASE BOARD OF DIRECTORS FROM A 3 MEMBER TO 5 MEMBER BOARD

The Board reviewed the resolutions as presented. Board Motined to accept the Resolution to Increase the Board Size to Five (5) Members. Motion Carried unanimously. The Board also Motioned to only hold One (1) Election per year matching the current recommendation in the Bylaws Section 3.4. Motion Carried Unanimously.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

B. DISCUSSION/VOTE- CREATE ARC BOARD (3-5 MEMBERS)

The Board Motioned to adopt the ARC Committee Resolution as presented. Motion carried unanimously.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

C. LEGAL COUNCIL DISCUSSION

The Board Motioned to instruct Management to bid out legal council for Montecito HOA.

Motion: Brian Herwander
Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

D. MANAGEMENT PROPOSAL DISCUSSION

The Board Motioned to gather bids to tender an proposals for a new Management company. **Board is to discuss future action on this agenda item.**

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

E. CHANGE OF GAS LAMP CC&R AMENDMENT

The Board Motioned to Approve the proposed CC&R Amendment as presented. This Amendment will be sent to a membership vote for approval of the Homeowners by the Association Bylaws.

Motion: Brian Herwander
Second: Robert Bronstein

► **Resolved**
The motion passed unanimously

F. MAILINGS TO MEMBERSHIP

Upcoming Mailings will be as follows:

Election Mailers:

Board Adopted the CC&R Amendment for Gas Lamps the Membership. Must pass with 67% in Favor (149 Yes Votes)

July Board Election - Nomination Forms will go out in Late April - and Ballots will go out in June.

Board adopted resolution stating there will be a single Annual Election from 2025 forward. This will be mailed with the Nomination Mailer for the July Election.

Amendment to the Bylaws to increase the Board Size - Must pass with 67% in Favor (149 Yes Votes)

General Mailers:

ARC Committee Charter will go out to every owner of the membership. The Board can appoint members after 30 days of mailing to the Homeowners

IX. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

None at this time.

X. NEW BUSINESS

A. BOARD MEMBER RESIGNATION

The Board accepted the formal resignation of Rocco Fortino on 1/28/2024.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

B. APPOINTMENT OF ROBERT BRONSTEIN

Board is to recognize the appointment of Robert Bronstein on 2/1/2024.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

C. CREATION OF OURMONTECITO.COM

The Board discusse the creation of OurMontecito.com. Biran Herwander and Robert Bronstein proposed chipping in for the cost to run and maintain this informational website. Board Motioned to create the website for the benefit of homeowners. The Motion passed unanimously.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

D. NEW GATE CODE

The Board Motioned to instruct Management to get a new gate code programed for the communtiy.

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

A homeower asked about the Lighting Conversion project process.

XII. SCHEDULING OF NEXT BOARD MEETING

The Next Board Meeting is scheduled on April 8th 2024 at 6PM.

XIII. ADJOURNMENT

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

Motion: Brian Herwander
Second: Grace McCullough

► **Resolved**
The motion passed unanimously

APPROVED

DATE