

**MONTECITO HOMEOWNERS
ASSOCIATION
OPEN SESSION**

FirstService Residential
July 13 2026 – 6:00 PM





MONTECITO HOMEOWNERS ASSOCIATION

OPEN SESSION

July 13, 2026 6:00 PM
FirstService Residential
8290 Arville Street Las Vegas, NV 89139

MINUTES

Directors Present

Richard Lundquist - Director
Robert Bronstein - Treasurer
Brian Herwander - President

Directors Absent

None

Additional Attendees

FirstService Residential - Scott Huss
Residents - Christine Wait, Diane Troy, James Troy, William Geoghegan, Robert Will, Cynthia Will

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

The Meeting was called to order at 6:01PM

II. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

In accordance with NRS 116.31085, the Board of Directors met in executive session immediately prior to this meeting to review and discuss executive matters, including meeting minutes, compliance violations, waiver requests, and collection and legal matters.

III. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

None at this time

IV. APPROVAL OF MINUTES

The Board Adopted the Minutes from the April 2026 Open Session as presented

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

V. FINANCIALS

The Board Reviewed the Financials from March 2026 Thru May 2026

BALANCE SHEET - As of May 31, 2026

Cash in the operating account totaled \$125,377.88. Cash in the reserve account totaled \$493,351.52. Delinquent Assessments totaled \$1,310.49. Delinquent accounts receivable is being collected in accordance with the Association's collection policy.

INCOME & EXPENSE STATEMENT

For the month ending May 31, 2026, operating revenue amounted to \$18,333. The Association incurred \$12,884 in operating expenses and recorded \$4,720 of transfer to the reserve account, leaving a surplus of \$5,450 in the operating fund.

The Board acknowledges that they have fulfilled their duty to review the financial statements in subject to any current required year end audit or review.

A. P-CARD REPORT

Enclosed are the P-Card Reports thru June 2026:

Total Spending is \$51.45

Month	Total
April 2026 - MyQ	\$1.09
May 2026 - MyQ - Supplies	\$10.27
June 2026 - MyQ - Doggie Bags	\$40.09
Total	\$51.45

B. 2025 ANNUAL AUDIT

The Board Adopted the 2025 Annual Financial Audit as presented

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

VI. LEGAL UPDATES

None at this time

VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

A. 2026-2027 INSURANCE RENEWAL

The Board renewed the 2026-2207 insurance with L/O for \$8,405 Annual Premium

B. SOUTHERN HIGHLANDS ARC REQUEST

The Doggie Waste Receptacle was installed at a cost of \$919.09

C. GATE REMOTES

Gate Remotes were purchased from Battleborn Access Systems for \$455.18

D. AMENDED LANDSCAPE CONTRACT

The PAR3 Landscape Contract was amended to include care to the Doggie Pot Station. Additional cost is an extra \$20 per month

E. UPDATED FFI BANKING PLAN

The Board accepted a plan from FFI that will earn the Association an extra \$6,000 in annual interest

VIII. UNFINISHED BUSINESS

A. ENTRY LED UPLIGHTING

The Board has asked Management to Solicit Starting Bids to provide enhanced lighting to the Entry of the Community. Several Sealed Bid are here for consideration:

Company Name	Cost in Sealed Bid	HR Determination
AAA Landscaping LLC	\$11,530.84	
Green Guru Landscaping	\$22,500	

Company Name	Cost in Sealed Bid	HR Determination
Rock N Block – Turf N Hardscapes Las Vegas	\$9,512.08	
Nevada Illumination	\$3,392.24	
Ruano Landscaping Services LLC	\$10,650	
Got Power Electrical, LLC	\$13,960	
Penny Electric, LLC	\$23,950	
ISG Lighting, LLC	\$24,820	

The Board Motioned to Table this item for consideration Outside of the Meeting

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

B. FOUNTAIN REPAIR

The Board motioned to table this item for future consideration at the next Board Meeting

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

IX. NEW BUSINESS

A. 2026 HOLIDAY LIGHTING

The Board Motioned to Accept the Proposal form Holiday Decorations for \$2,713.11

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

B. KNOX BOX FIRE SAFETY SWITCH

Board Motioned to Accept proposal from Battleborn Access Systems to Add Knox Switch for \$1,281.41

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

C. NEW COMMUNITY LANDSCAPER

The Board has asked Management to obtain new Bids for a Landscaper.

Vendor	Cost	HR - Board Determination
PAR3	\$382 Monthly	
Brightview	GET PRICE	
Treeline Landscape	\$586 - Includes Palms	
Enhanced LS Management	DID NOT BID	
Park West	\$1,650	
XL Landscape Management	\$800 to \$1,000	

Motion to Table this Item to the Next Board Meeting

Motion: Brian Herwander

Second: Richard Lundquist

► **Resolved**
The motion passed unanimously

X. HOMEOWNER OPEN FORUM – ALL ITEMS

Landscaping Contractor Suggestions

A homeowner suggested that the board obtain a proposal from the landscaping company that has maintained the entrance of a neighboring community for many years. The resident noted that the neighboring entrance looks similar to Montecito's and appears to be well maintained. The board agreed that it could be worth exploring additional options before making any landscaping decisions.

Concerns About Landscapers Blowing Debris

Several residents discussed a recurring problem with private landscapers blowing leaves and debris into neighboring yards and streets instead of collecting it. Homeowners expressed frustration that some landscaping crews simply move debris from one property to another. The board suggested documenting these incidents with photos and indicated that a reminder could be included in a future community newsletter encouraging homeowners to ensure their vendors clean up properly.

Traffic Visibility and Safety Issues

Residents raised concerns about visibility when turning into the community from Somerset Hills. Trees and landscaping in the median areas are obstructing drivers' views, making it difficult to see approaching traffic. Homeowners noted that accidents have already occurred in the area. The board agreed that this is a legitimate safety concern and committed to contacting Southern Highlands and continuing to push for corrective trimming or landscaping changes.

Update on the Proposed Care Facility

A homeowner asked for an update regarding the residential property that is being converted into a care facility. The board explained that they are closely monitoring the situation and have consulted with the association's attorney. Based on the information available, the owners appear to be following the required permitting process. Residents expressed concerns about future traffic, parking, ambulances, and increased activity in the neighborhood. The board acknowledged those concerns but indicated that their legal options are limited if all permits and regulations are being properly followed.

Nearby Medical Facility Construction

Residents discussed the large construction project visible near the community. One homeowner reported researching county permit records and stated that the project is a West Henderson Medical emergency room facility. Several homeowners commented on how the new building is changing the view and character of the area surrounding the community.

Screening the Crash Gate Area

A homeowner suggested installing a privacy screen or similar covering on the crash gate along Cannon Perdido to help block views of traffic, construction, and commercial development outside the community. The board discussed the idea but noted that any modification would likely need approval from the fire department because of the gate's emergency access function. Concerns were also raised about the durability of screening material in high winds.

Street Sweeper and Community Cleanliness

Residents briefly discussed street cleanliness and whether the street sweeper had been regularly servicing the neighborhood. The board indicated that the sweeper has continued to make its scheduled visits, although some homeowners had not recently observed it.

Gas Lamp Conversion Project and Utility Costs

Homeowners asked about the status of the gas lamp conversion project and current gas expenses. The board reported that monthly gas costs have fallen significantly compared to previous years, due in part to lower gas rates. They estimated that roughly one-third of homeowners have converted to solar or low-voltage lighting and commented that the conversions have generally improved the appearance of the

neighborhood at night. Residents agreed that many of the converted fixtures look good and provide better illumination than the original gas lamps.

XI. SCHEDULING OF NEXT BOARD MEETING

The next Board Meeting is scheduled for October 12 at 6:00PM

XII. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 6:58PM

Motion: Brian Herwander
Second: Robert Bronstein

► *Resolved*
The motion passed unanimously

APPROVED

DATE