

**MONTECITO HOMEOWNERS  
ASSOCIATION  
OPEN SESSION**

FirstService Residential  
January 12 2026 – 6:00 PM



# MONTECITO HOMEOWNERS ASSOCIATION

## OPEN SESSION

January 12, 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 - Marice Bronstein, Mahmood Neda, Bill Geoghegan, Robert Will, Cynthia Will, Jennifer Hendowski, Sandra Needham, Patrick Beebe, Irene Beebe, James Troy, Diane Troy, Thomas Terzino, Laura Lundquist

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

The Meeting was called to order at 6:14PM

### 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 homeowner commented on the Availability of the Camera Footage at the Gates. This can only be given out with an request from Law Enforcement.
- The Board announced a Google Voice Number for Residents to Reach out to the Board
- Residents asked about the Guest Pass Option within the Parking Rules
- A homeowner asked about who is to fix the Gas Lamp. The Homeowner is responsible for the Maintenance and Operation of the Lamp.

### IV. APPROVAL OF MINUTES

The Minutes for the October 2025 Open Session were approved as presented.

**Motion:** Brian Herwander

**Second:** Richard Lundquist

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

## V. FINANCIALS

The Board acknowledges that they have fulfilled their duty to review the financial statements in accordance with NRS116.31083 subject to any current NRS or NAC required year-end audit or review.

### **BALANCE SHEET – As of November 30, 2025**

Cash in the operating account totaled \$90,533.20. Cash in the reserve account totaled \$459,112.59. The Association is in compliance with paragraph (b) of subsection 2 of NRS 116.3115, and reserve funds have not been used for daily maintenance.

Delinquent Assessments totaled \$2,285.00. Delinquent accounts receivable is being collected in accordance with the Association's collection policy.

### **INCOME & EXPENSE STATEMENT**

For the month ending November 30, 2025, operating revenue amounted to \$20,547. The Association incurred \$11,694 in operating expenses and recorded \$3,408 of transfer to the reserve account, leaving a surplus of \$8,853 in the operating fund. The Board acknowledges that they have fulfilled their duty to review the financial statements in accordance with NRS 116.31083, subject to any current NRS or NAC required year end audit or review.

### **A. P-CARD REPORT**

Enclosed are the P-Card Reports from October Thru December 2025

Monthly Breakdown

October 2025 (10/25): \$103.68 - MyQ Gate Access Fees

November 2025 (11/25): \$103.86 - MyQ Gate Access Fees

December 2025 (12/26): \$1.09 - MyQ Gate Access Fees

### **B. SOCIAL EVENT COSTS**

The Annual Social Event Costs of \$529.42 were reimbursed.

## VI. LEGAL UPDATES

None at this time

## VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

### **A. 2025 TAX AND AUDIT ENGAGEMENT LETTER**

Bainbridge and Little were selected for the 2025 Tax and Annual Audit for \$1,425

### **B. LANDSCAPE MAINTENANCE**

Par 3 was selected to complete Palm Trimming for \$300

### **C. PARKING ENFORCEMENT**

SCS Solutions was selected for Parking Enforcement at \$280 Monthly.

### **D. TOWING COMPANY**

Ashley's Towing was selected to become the selected Towing Vendor for the Association. Contract and guidelines are attached.

### **E. VAULT REPAIR**

MK House fixed the vault hinges for the Fountain for \$580

## VIII. UNFINISHED BUSINESS

## **A. FOUNTAIN REPAIR**

The Board Motioned to revisit this item at the next Meeting.

**Motion:** Robert Bronstein

**Second:** Richard Lundquist

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

## **IX. NEW BUSINESS**

### **A. SB201**

As a reminder, SB 201 grants owners and tenants the right to display religious or cultural items in areas they exclusively occupy (e.g., front doors, balconies, porches, limited common elements), within size and safety limitations. Associations may adopt reasonable rules, but must follow proper notice and respectful handling requirements if items are removed for maintenance.

#### **Proposed Resolution:**

To approve consulting with the associate's legal counsel LKG to review the association's governing documents and make recommendations for rules related to the placement, manner, display, maintenance, and temporary removal of religious or cultural items as permitted under SB201.

**Motion:** Brian Herwander

**Second:** Richard Lundquist

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

### **B. SB440**

As a reminder, SB 440 establishes a formal process for homeowners to install solar systems and allows associations to adopt reasonable rules (e.g., conduit painting, equipment concealment, licensed installers). Associations may also require agreements related to roof repairs, insurance, removal, and indemnification. If no rules are adopted by October 1, 2025, the association may not deny or condition solar installation requests, and statutory approval timelines will apply.

#### **Proposed Resolution:**

To approve with the association's legal counsel LKG to review the association's governing documents and make recommendations for rules related to the installation, placement, appearance, maintenance, and removal of solar energy systems as permitted under SB 440.

**Motion:** Brian Herwander

**Second:** Richard Lundquist

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

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

The following Comments were made in Homeowner Open Forum:

- A homeowner complained about a issue with Inspections.
- A homeowner spoke about an incident with a Truck in the Community in December.
- A resident asked about the Parking Areas in the Community and the Red Zones
- A further discussion was had about SB201

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

The next Board Meeting is scheduled for April 13, 2026 at 6PM.

## XII. ADJOURNMENT

Motion to Adjourn the Meeting. Meeting was adjourned at 7:03PM

**Motion:** Brian Herwander

**Second:** Richard Lundquist

▶ **Resolved**  
*The motion passed unanimously*

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APPROVED

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DATE