

**MONTECITO HOMEOWNERS  
ASSOCIATION**  
MONTECITO OPEN SESSION

FirstService Residential  
July 15 2024 – 6:00 PM



**FirstService**  
RESIDENTIAL

## MONTECITO HOMEOWNERS ASSOCIATION

### MONTECITO OPEN SESSION

July 15, 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,  
Gina Masterson  
Residents - Maurice Bronstein, Diane  
Troy, Richard Lundquist, Daniel  
Bernbaum, Julie Lowther, William  
Geoghegan, Thomas Terzino ,  
Christine, Wait, Doris Young, Patrick  
Beebe, Scott Bruggle, Colm  
McGovern

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

A majority of the Board members established a Quorum for this Meeting. The Meeting is 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 this Open Forum:

- Patrick Beebe asked if the Board had made a decision on the new management company? Patrick also asked on
- Rickard Lundquist - Asked about the status of the CD that was to be opened in the back half of 2023. The transaction is now complete and the Association should earn about \$12k per year on the investment. Asked about what is incentive for a owner to covert the gas lamp? Are there any rebates or assistance on this from the HOA?
- Christine Wait - Interested in the cost of the gas being spent by the Association and the Lamp Post painting.

- Scott Bruggle: - Asked about how to get information on maintaining Gas Lamps.
- Maurice Bronstein: Can the Board grant a blanket ARC approval for all owners that want to convert the gas lamp? Can this be discussed with Olympia Management?

#### IV. APPROVAL OF MINUTES

The Board motioned to accept the Minutes from the April 2024 Session as presented.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

► **Resolved**  
The motion passed unanimously

#### V. FINANCIALS

The Board Motioned to approve the Financial Reports for March, April and May of 2024.

**Motion:** Robert Bronstein

**Second:** Grace McCullough

► **Resolved**  
The motion passed unanimously

##### A. REVIEW OF GAS COSTS

The Board reviewed the percentage cost of utilities from Natural Gas in the Community over the past 5 years.

Lets Compare 2019-2024 so far:

Year	Thru the First 6 Months of the Year	Full Annual Expense	Pct of Annual Expenses
2019	\$15,861	\$35,324	23.11%
2020	\$19,423	\$35,755	23.85%
2021	\$15,461	\$35,789	23.63%
2022	\$23,231	\$49,073	29.60%
2023	\$30,661	\$74,300	41.20%
2024	\$40,579		

##### B. HOMEOWNER DUES

The Board reviewed the information setting up the Assessments for the Association in 2025.

#### VI. 2023 FINANCIAL AUDIT

The Board motioned to accept the 2023 Financial Audit as presented from Bainbridge and Little.

**Motion:** Brian Herwander

**Second:** Grace McCullough

► **Resolved**  
The motion passed unanimously

#### VII. REPORTS

##### A. MANAGEMENT REPORT

The Board reviewed the Management Action List and Common Area report as presented.

#### VIII. LEGAL UPDATES

None at this time.

#### IX. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

## **A. CHECK REQUEST**

A check request was placed for new locks for the Fountain and Gate Motor Keys at a cost of \$40.37.

## **B. FOUNTAIN REPAIR**

Splash Pool Services replaced the Jandy Pool Valve Flapper at a cost of \$209.82.

## **C. GATE REPAIRS**

CAS performed a repair at the entry gate for a cost of \$435.37 (Repair Pickets and Arm Mount on Exit Primary Gate Leaf)

## **D. LIGHT POST PAINTING**

Unforgettable Coatings was selected by the Board to Repaint the 8 Entry Lamp posts in the Common area for \$750.

## **E. M5 LIGHTING**

M5 Lighting notified the Board and Association Management that they would cease operations in relation to maintaining Gas Lamps for any client after May of 2024. The Board reviewed the letter from M5 Lighting.

## **F. STREET SIGN REPLACEMENT**

The Board selected MK House to replace the Street Signs in the Community at a cost of \$5,143.50. This bid may be revised to include Stop or Pedestrian Signs and be revisited in a future Meeting. This is a Reserve Expense.

# **X. UNFINISHED BUSINESS**

## **A. ENTRY GAS LAMPS**

Management has presented proposals to upgrade the entry lights to Electric or Solar Lighting. Additional bids were opened at this meeting. The Following bids were presented to the board to date:

<b>VENDOR</b>	<b>PRICE</b>	<b>BOARD DECISION</b>
M-5 (SOLAR)	\$15,480 (SOLAR)	
M-5 (ELECTRIC)	\$9,250 (ELECTRIC)	
ISG LIGHTING	\$14,205 (ELECTRIC)	
WEST COAST COMMERCIAL SERVICES	DID NOT BID	
ROTH LIGHTING	\$7,028.77 (SOLAR)	
ADVANCED LIGHTING SERVICES	DID NOT BID	
KELLEHER DAVIS CONTRACTING	\$28,675 (ELECTRIC)	
CANYON ELECTRIC COMPANY	DID NOT BID	
AMPERE ELECTRIC (CONVERSION)	\$18,700 (ELECTRIC)	
DANS ELECTRIC	DID NOT BID	

The Board Motioned to discuss the bids that have been presented and decide in week following the Meeting.

**Motion:** Brian Herwander

**Second:** Robert Bronstein

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

## **B. FOUNTAIN RECOATING**

Management is presenting proposals from companies to Recoat or Clean the Fountain in the community. The sealed bids were presented to the Board are:

VENDOR	COST	BOARD DECISION
COMPLETE POOL CARE	DID NOT BID	
OASIS POOLS	\$6,200	
TITAN CONSTRUCTION SERVICES	DID NOT BID	
MK HOUSE	\$3,838.05	HR - ACCEPTED
STILLS CONSTRUCTION	\$3,257	
SPLASH POOL MAINTENACE AND REPAIR	DID NOT BID	

The Board Motioned to accept the Bid from MK House to reocat the Entry Fountain.

**Motion:** Brian Herwander  
**Second:** Robert Bronstein

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

## XI. NEW BUSINESS

### A. CURB PAINTING

The Curbing is due for repainting in the Reserve Study. Bids were requested to repaint the Curbs and Hydrants in the Community and are as follows:

Vendor	Price	HR Board Decision
RSI Companies	\$5,416	
Holbrook Asphalt	\$2,680.40	
Titan Construction Services	\$2,165	
Unforgettable Coatings	\$1,190	
CertaPro Painters	\$5,480	

The Board Motioned to discuss the bids that have been presented and decide in week following the Meeting.

**Motion:** Brian Herwander  
**Second:** Grace McCullough

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

### B. GATE CAMERAS

The Board reviewed the enclosed information provided to start considering entry gate repairs and the future upgrades to the Gate System in the Community.

### C. HOMEOWNER GAS LAMP CONVERSION

The Board motioned to resolve that owners will be allowed to Convert their Lamp Post with the following requirements:

UPDATE YOUR LAMP TO LOW VOLTAGE OR SOLAR

**It's your lamp post! Pick any lamp head or conversion kit, as long as it meets the following specs.**

- \* Brightness: 400-500 Lumens
  - \* Light Color: 3000k Soft White
  - \* Housing Design: Must be the same design style and color
  - \* 2 ARCs: Approved from master & sub-master
  - \* Solar needs to have 14 Hour Battery Life
1. Submit [Southern Highlands ARC](#)
  2. Submit [Montecito ARC](#)

3. Call Southwest Gas and request assistance to shut off the gas lamp for your safety.
4. Install your conversion kit or updated lamp head
5. Suggested to have this done with a licensed contractor with proper insurance for your safety.

**Motion:** Brian Herwander  
**Second:** Grace McCullough

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

#### **D. HOLIDAY DECORATIONS**

The Board Motioned to accept the revised contract from Holiday Decorations for \$2,409.19.

**Motion:** Brian Herwander  
**Second:** Grace McCullough

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

#### **E. INSURANCE RENEWAL**

The Board Motioned to Accept the Insurance Renewal from Labarre/Oksnee for \$7,541.

**Motion:** Brian Herwander  
**Second:** Robert Bronstein

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

#### **F. PLANT REPLACEMENT**

The Board Motioned to decline the proposal as presented.

**Motion:** Grace McCullough  
**Second:** Brian Herwander

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

#### **G. ARC COMMITTEE**

The Following Residents Nominated to participate in the Montecito ARC Committee:

Patrick Beebe

Richard Lundquist

Diane Troy

The Board Motioned to Accept the Nomination of the Residents to the ARC Committee.

**Motion:** Robert Bronstein  
**Second:** Grace McCullough

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

#### **H. SOCIAL COMMITTEE**

The Following Homeowners were Nominated to the Montecito Social Committee:

Terri Rupp

Erica Herwander

Marice Bronstein

The Board Motioned to Accept the Nomination of the Residents to the Montecito Social Committee.

**Motion:** Brian Herwander  
**Second:** Robert Bronstein

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

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

The following comments were made during Open Forum:

- Is there any way for individuals to get individual gate entry codes?
- When did the Reserve Contribution get restarted? When was that? That started when the 2024 budget was accepted and ratified by the Board and the Homeowners.
- Can we write a note in the Newsletter related to people being safe while working out in the community by wearing more reflective clothes?
- Can we get a Newsletter item focused on picking up dog waste?

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

The next Board Meeting is scheduled for Monday, October 14 2024 at 6PM.

## **XIV. ADJOURNMENT**

Motion to Adjourn the Meeting. Meeting was adjourned at 7:43PM

**Motion:** Brian Herwander  
**Second:** Grace McCullough

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

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**APPROVED**

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**DATE**