

**WHEATHERSTONE HOMEOWNERS ASSOCIATION**

259 N. Pecos Rd. #100  
Henderson, NV 89074  
Office 702-736-9450 | Fax 702-736-0679  
www.myhoawebsite.com



**MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON APRIL 11, 2022 AT 6:00 PM  
AT THE WHEATHERSTONE ASSOCIATION CLUBHOUSE**

Name	Position	Term Expires	Present	Absent
Stephanie Suta	President	2024	X	
Richard Menard	Vice President	2023	X	
Nicholaus Nero	Secretary	2023	X	
Lisa Partridge	Treasurer	2024	X	
DJ Shepard	Director	2023	X	

**Call To Order:**

The meeting was called to order by Stephanie Suta at 6:03 PM. 4 of 5 Board Members were in attendance, so a quorum was established. Taylor Association Management recorded the meeting.

**Appointment of a Board Member to Fill Vacancy:**

A motion was made by Stephanie Suta and seconded by Lisa Partridge to appoint DJ Shepard to the Board of Directors. Nicholaus Nero voted in favor. Richard Menard abstained from voting. Motion Carried.

**Organization of Officers:**

The Board organized as follows:

- ❖ Stephanie Suta            President
- ❖ Richard Menard        Vice President
- ❖ Nicholaus Nero        Secretary
- ❖ Lisa Partridge        Treasurer
- ❖ DJ Shepard            Director

**Required Disclosure Statement:** The Board of Directors met on March 7, 2022, in an Executive Session for the purpose of conducting any needed Compliance Hearings, discussion of the current Compliance Report and the current Delinquency Report. In all regards, the requirements set forth in NRS 116, the Governing Documents, and the Association’s Collection Policy were adhered to consistently and accurately.

**Homeowner Forum (agenda items only):**

- A Homeowner requested further information regarding the pool access change and expressed frustration with the change to the Homeowner Forum structure.
- A Homeowner inquired about the insurance claim agenda item.
- A Homeowner inquired about the activity pass system being implemented.
- A Homeowner reminded the membership that this is Taylor Association Management’s first meeting and requested the community speak respectfully with each other and the Board.

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### Approval of Minutes:

The minutes of the March 7, 2022 Board of Directors meeting were reviewed. A motion was made by Richard Menard and was seconded by Lisa Partridge to approve the March 7, 2022 meeting minutes. Motion Carried Unanimously.

### Approval of Financials:

The March 2022 Financial report is in process of completion. Item to be continued to the May Board Meeting.

### Old Business:

- A. Rules and Regulations - Revision: The Board advised that the Revision has been completed. Management will confirm that mailing to the residents has been completed.
- B. Pool Access – Keypad Installation: A motion was made by Lisa Partridge and seconded by Richard Menard to review bids and select a vendor by email. Motion Carried Unanimously.  
The Board advised the membership that the project of changing the locks to a keypad device was placed on hold pending the transition of Management. Management will obtain two additional bids and email to the Board for review and decision.
- C. Activity Pass System: The Board is in possession of the amenity passes and will schedule a date for residents to complete pick-up. Further discussion took place regarding how the passes will be used.

### New Business:

- A. Insurance Claim – 3449 Lorilou, #D: The Board advised that this is a remediation and mitigation effort. There is no further action at this time, pending final documentation from Insurance.
- B. Calendar – 2022 Meeting Schedule: A motion was made by Stephanie Suta and seconded by Lisa Partridge to hold the Board of Directors meetings on the second Monday of each month at 5:00 PM. Motion Carried Unanimously.
- C. May Newsletter Topics: The Board will discuss further in email.
- D. Association Handyman: A motion was made by Lisa Partridge and seconded by Stephanie Suta to utilize Charlie with Summit one day per week for handyman services, and additional companies as needed. Motion Carried Unanimously.
- E. Floor Open to New Business: Items to be on the next meeting agenda include rule changes, security cameras, parking passes, landscaping, and roofing survey.

### Committee Reports:

- A. Landscape: A motion was made by Lisa Partridge and seconded by Richard Menard to ensure that grass removal is not completed without approval of the majority of the Board. Nicholaus Nero and DJ Shepard voted in support of the motion. Stephanie Suta abstained. Motion Carried.  
Stephanie Suta advised that the Board and Management are working with SNWA to obtain the measurements. Once measurements and recommendations have been received, the Board will begin working on conversion plans.  
Bilmar will be on property on April 18, 2022 to complete an assessment of the community trees.

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- B. Streets: Richard Menard advised that Sunland had to reschedule completion of the street sealing due to weather. The vendor will return to property April 28, 2022 to complete work. Sunland will also be providing a bid to extend the asphalt to courtyard entrances as needed.
- C. Sewer: Sin City started the hydro-jetting of the sewer clean outs began today. Five were completed.
- D. Courtyards: Lisa Partridge addressed homeowner concerns regarding the courtyard renovation completed at 3283 Dawnflower. The Board is requested to review the area in person and will advise management how to proceed.

### Homeowner Comments:

- A Homeowner expressed safety concerns regarding the zig-zag layout of the courtyard walkways and requested the Board's consideration of widening the sidewalks to allow for walker and wheelchair access. Additional concerns were expressed regarding the changes of the pool locks and feeling that the project is being rushed.
- A Homeowner expressed concerns regarding the courtyard work completed at 3283 Dawnflower. Additional concerns were shared regarding decision making by the Board.
- A Homeowner expressed the perception of a "power play" within the Board and feeling that homeowner concerns and requests are being invalidated. A request was presented to the Board to focus on bringing new life into the landscape as it presents a vintage charm with lush beauty. An inquiry was made regarding the bulletin Board for the pool area.
- A Homeowner expressed concerns regarding the meetings being held at an earlier time moving forward and requested the Board's consideration of allowing a proxy or representative for homeowners that are unable to attend the meetings with the new schedule. Additional comments were made welcoming DJ to the Board and noting that the neighborhood feeling matters.
- A Homeowner expressed concerns about the potential of removing grass from the community. Kids use the grass areas to play, and it allows dog owners to have areas for pet relief without burnt paws. Further definition of decorative grass was requested. Distaste for garage sales was shared.
- A Homeowner recommended the Board's consideration of artificial turf to maintain the community's aesthetic. Many residents moved in due to the beauty of the community landscaping.

### Next Meeting

The next Board of Directors Meeting is scheduled for May 9, 2022 at 5:00PM.

### Adjournment

Being no further business, a motion was made by Stephanie Suta and seconded by Lisa Partridge to adjourn the meeting at 7:39PM. Motion Carried Unanimously.

Approved: \_\_\_\_\_

Secretary

Date