

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 JULY 11, 2022 AT 5:00 PM AT THE WHEATHERSTONE ASSOCIATION CLUBHOUSE

Name	Position	Term Expires	Present	Absent
VACANT	President			X
Richard Menard	Vice President	2024	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 Richard Menard at 5:01 PM. 4 of 5 Board Members were in attendance, so a quorum was established. Taylor Association Management recorded the meeting.

Required Disclosure Statement: The Board of Directors met on May 9, 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 inquired about the pool locks.

Approval of Minutes:

The minutes of the May 9, 2022 Board of Directors meeting were reviewed. A motion was made by Richard Menard and was seconded by DJ Shepard to approve the May 9, 2022 meeting minutes. Motion Carried Unanimously.

Approval of Financials:

The April and May 2022 Financial reports were reviewed. A motion was made by Richard Menard and seconded by Lisa Partridge to approve the April and May 2022 Financial Reports, pending audit. Motion Carried Unanimously.

Old Business:

- A. Rules and Regulations - Revision: Management will be working with the Board to incorporate updates to parking rules. Item will be on the August agenda for adoption.
- B. Pool Access – Keypad Installation: A motion was made by Lisa Partridge and seconded by DJ Shepard to vote via email. Motion Carried Unanimously. The Board advised that the decision was made to review pricing for high-security keys, as they have become aware of problems other communities have experienced with keypads. One estimate was received for the meeting. The Board elected to make a decision once comparative pricing can be reviewed for Mul-T-Lock keys.

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- C. Security Cameras: A motion was made by Richard Menard and seconded by Lisa Partridge to continue this item. Motion Carried Unanimously. The Board will work with management to review the budget and confirm available funds for the project.
- D. Parking Passes: A motion was made by Lisa Partridge and seconded by DJ Shepard to approve the parking passes. Motion Carried Unanimously. Management will work with the Board to update the parking policy.
- E. Roofing Survey: A motion was made by Richard Menard and seconded by DJ Shepard to approve PRS to complete the roofing inspection/ assessment. Motion Carried Unanimously.
- F. Committee Assignments: Item will be removed from the August Board Meeting agenda. The Board will be reviewing committee charters for adoption. Committee members will be volunteer homeowners.

New Business:

- A. Courtyard Asphalt Installation: A motion was made by Lisa Partridge and seconded by Richard Menard ratify the approval of the work completed by Sunland. Motion Carried Unanimously. Material was installed to extend the asphalt to courtyard walkways to address safety concerns, as well as to patch repair areas in the community.
- B. 3283 Dawnflower Courtyard - Walkway: The Board reviewed three pricing options. A motion was made by DJ Shepard and seconded by Lisa Partridge to approve. Nicholaus Nero voted to in favor of approval. Richard Menard voted to deny. Motion Carried.
- C. Tree Service Contract – Bids: The Board is scheduling to review the community with vendors. Item will continue at the August Board meeting.
- D. Floor Open to New Business: The Board will review the landscape contract, lighting contract, pool furniture, and parking regulations at the next Board meeting.

Homeowner Comments:

- A Homeowner requested if a pole or something similar can be placed at the large dumpsters to help open the lids and reported that the trash one is often filled with landscape debris. An additional request was made to limit the parking spaces available to homeowners for rent.
- A Homeowner made an inquiry about the asphalt extension work and expressed dissatisfaction with the installation. A request was also made to remove four lounge chairs from the pool area that are rarely used and do not fit the aesthetic of the area.
- A Homeowner noted that they were unaware that there was a recycling receptacle.
- A Homeowner inquired about the keypad installation and the repair of a patio wall. Satisfaction was expressed regarding the Board approving repairs at 8323 Dawnflower, the roofing inspection, and proceeding with reviewing new landscape companies. Dissatisfaction was shared about the timeframe for projects being completed.
- A Homeowner expressed love for their home and community but advised the Board that the maintenance of the buildings is imperative, reporting that there have been years of "band-aid" solutions where repairs are needed and unqualified individuals completing maintenance. Recommendations were provided for residential parking in the community, as seen while visiting another Association.

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Next Meeting

The next Board of Directors Meeting is scheduled for August 8, 2022 at 5:00PM.

Adjournment

Being no further business, a motion was made by Richard Menard and seconded by Lisa Partridge to adjourn the meeting at 6:25PM. Motion Carried Unanimously.

Approved: Richard Menard Secretary 8/8/2022 Date

DRAFT