

**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 MAY 9, 2022 AT 5:00 PM  
AT THE WHEATHERSTONE ASSOCIATION CLUBHOUSE**

Name	Position	Term Expires	Present	Absent
Stephanie Suta	President	2024	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 Stephanie Suta at 5:02 PM. 5 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 April 11, 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 expressed concerns about the keypad installation. A recommendation was also made for the Board to consider changing the landscape vendor.
- A Homeowner inquired about details regarding the roofing survey. Additionally, clarity was requested on what needs to be done for the pool access system and activity passes. Lastly, the owner advised that the landscapers are doing a great job.

**Approval of Minutes:**

The minutes of the April 11, 2022 Board of Directors meeting were reviewed. A motion was made by Stephanie Suta and was seconded by Lisa Partridge to approve the April 11, 2022 meeting minutes. Motion Carried Unanimously.

**Approval of Financials:**

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

**Old Business:**

- Rules and Regulations - Revision: Management advised that further research is being completed to verify mailing of the adopted rule changes. The Board will be kept apprised.
- Pool Access – Keypad Installation: The Board reviewed estimates provided by Legacy Lock and Key and Liberty Lock and Security. A motion was made by DJ Shepard and seconded by Lisa Partridge to approve

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Liberty Lock and Security in the amount of \$2,991.84. Richard Menard opposed. Stephanie Suta and Nicholaus Nero voted in favor. Motion Carried.

Management will obtain additional information regarding the vendor and material warranties.

- C. Activity Pass System: The activity passes are prepared for distribution. The Board and Management will work together to coordinate the scheduling and notify the membership.
- D. Landscaping Update: Lisa Partridge will lead the efforts in working with SNWA to review the community, complete measurements, and obtain recommendations. As of June 1, 2022 there will be a rotation map posted in the bulletin Board at the community clubhouse. The updated service days are Monday, Tuesday, and Friday.

### New Business:

- A. Security Cameras: A proposal was received from Sting following previous discussion. Item will be continued at the June Board Meeting, pending receipt of additional proposals. Nicholaus Nero and DJ Shepard will be the lead contacts for vendors.
- B. Parking Passes: The Board would like to review options for implementing a parking pass system for the Association. Item will be continued at the June Board Meeting.
- C. Roofing Survey: The Board reviewed proposals to complete a survey of Association Roofs, submitted by Professional Roofing Services and Titan Roofing. Management will request additional information from the vendors to include the amount of the survey cost to be applied back to any necessary repairs, how long the inspection report is good for, and a third bid for the roofing inspection. Item will be continued at the June Board Meeting.
- D. Committee Assignments: The Board did not discuss this item.
- E. Bilmar Tree Service: The Board reviewed proposals for the annual palm tree trimming and removal of large hazardous trees in the Association. The Board would like to review the estimates further with the vendor. Item will be continued at the June Board Meeting.
- F. Wall Repair – 3482 Lorilou: The Board reviewed proposals submitted by Royal Flush, Stills Construction, and Brown Masonry. A motion was made by Richard Menard and seconded by Stephanie Suta to approve Brown Masonry to complete the repair in the amount of \$1,200.00. Motion Carried Unanimously.
- G. Screen Doors: The Board reviewed a list of security doors available at Lowes. A motion was made by Lisa Partridge and seconded by Stephanie Suta to approve five (5) styles to be noted as pre-approved in either tan or bronze. Motion Carried Unanimously. ARC forms will still be required to be submitted prior to installation and pre-approved styles and colors are able to be approved by management.

### Homeowner Comments:

- A Homeowner inquired about the type of lock to be installed at the pool and the timing of installation. An update on asphalt work was requested. An inquiry was made about the repair of a patio wall that had cracked and was previously inspected.
- A Homeowner expressed gratitude for DJ Shepard bringing a new perspective to the Board, Nicholaus Nero for being a balanced member of the Board, and Lisa Partridge for all she does as a Board member.



