

# ANTHEM COMMUNITY COUNCIL, INC.

## QUARTERLY MEETING

Solera Community Center – Stardust Room  
2401 Somersworth Drive, Henderson, NV 89044  
November 13, 2024



**EPIC**  
ASSOCIATION MANAGEMENT

## MINUTES

### ➤ Call to Order/Determine a Quorum

Establish a Quorum of the Board of Directors

Members Present: Helen Coombs, David DeOto, Spencer Haneline, Karen Parness, Jay Winter, Patrick McNaught, Dawn Anderson

Members Absent: None

Management Present: Tonya Gale

Call to order by: Helen Coombs called the meeting to order at 3:01pm

### ➤ Opening Forum

Helen started the opening forum by notating that Epic AM had taken over on October 1<sup>st</sup> and that there were some changes in the positions of the Board Members. Helen had been elected to the President position and David had been elected to the Treasurer position. All other positions remained as they were previously.

Karen (Solera) – Why is the stone bench approval on the agenda again when it was approved back at the spring meeting? The previous approval did not include traffic control. Additional pricing was obtained and eventually approved by the board and now there is a delay in the repair because the stone person is being replaced by the company this was awarded.

Unknown Owner – Line of Sight issues. It was noted that the COH should be contacted to report these issues, and they will determine who is responsible and have the line-of-sight notices drafted and sent to the proper entity.

Joe Pez (Black Mountain) – He would just like some landscape back at the entrance of the SCA neighborhood.

Dr. Monica Larson (COH councilwoman - elect) – Brief thank you for electing her and invited everyone to a thank you celebration she is holding Saturday, November 16<sup>th</sup>.

### ➤ Minutes Approval

A motion was made by Dawn Anderson to approve the August 21, 2024 meeting minutes as presented by First Service Residential with the minor changes to indicate that all board members were in attendance for the meeting and that there is no increase in the commercial property assessments as noted in the minutes. The conversation that was actually had was to indicate that the commercial properties make up 2% of the total annual income. Motion was seconded by David DeOto and approval was unanimous.

### ➤ Financials Approval

David DeOto gave a run down on the current financial status of the Council including the amounts in the operating and reserve accounts. He also noted that the laddering of the CDs and the Morgan Stanley accounts had been set up in order to assist with the FDIC limit requirements. The Board is looking to increase the amount of interest that is being earned so they can attempt to keep assessments where they are for the various communities and commercial properties.

### ➤ Acknowledgement of Actions Outside of a Meeting

- a. Increase of XL Landscape contract for Chipper Truck & Crew: A motion was made by Karen Parness to acknowledge the action made to approve the chipper truck and crew at a cost of \$2000 a week in order to begin the process of thinning out and clearing out various sections of landscape in order to prepare for future projects. Motion was seconded by Helen Coombs and approval was unanimous.

- b. Coventry Corners Project with XL Landscape: A motion to acknowledge the approval of the Coventry Corners landscape project with a not to exceed amount of \$90,000 was made by Dawn Anderson. The project has been submitted to the City of Henderson and has been approved. There is an additional tree removal bid (22 trees total) that has been received from XL Landscape (\$14,150) and Tree Solutions (\$10,500) for this location. A motion was made by David DeOto to approve the proposal as submitted by Tree Solutions in the amount indicated above. Motion was seconded by Patrick McNaught, Jay Winter voted in opposition and the motion carried.
- c. Tree Trimming and Palm Trimming Proposals: There were proposals received from Tree Solutions for the following projects and amounts:
  - a. Removal and stump grind of 6 trees per May 8<sup>th</sup> inspection and map - \$2400
  - b. Fall Tree Pruning of 185 trees including traffic control - \$17,300
  - c. Pine Tree Fall Trimming of 200 Pine Trees including traffic control - \$32,174
  - d. Additional Tree Pruning of 125 various trees as noted on map provided - \$11,900
  - e. Palm Tree Trimming of 21 date palms - \$2,600

It was noted by Dawn Anderson that all of the above proposals, except the palm tree trimming, were approved at the previous quarterly meeting and therefore only the palm tree trimming bid, which required a revision to reduce the number of palm trees due to some other communities' palms being included in their bid, needed to be approved. A motion to acknowledge the decision to approve the palm bid in the amount of \$2600 was made by David DeOto and seconded by Helen Coombs with unanimous approval.

- d. Stone Bench Repair: A motion was made by Dawn Anderson to acknowledge the decision to provide a not to exceed price of \$3000 to make the necessary repairs to the damaged stone bench on Anthem Parkway near Hampton on the east side of the street. Motion was seconded by Karen Parness and approval was unanimous. We are still awaiting the work to be finalized.
- e. 2023 Audit: The board has obtained and reviewed the final 2023 audit from Hilburn & Lein's office. David DeOto explained to the members present that there were two issues that needed to be resolved based on the audit. The FDIC limit was one of those issues and that has been reviewed and corrected. There was \$225,000 that was not transferred from the operating account to the reserve account in 2023 for an unknown reason. The issue has yet to be resolved, however, the board will be looking at the financial status of the operating account in the coming months to see if that amount can successfully be transferred in order to clear that due to/from item on the financials. A motion was made by David DeOto to acknowledge the previous approval of this audit as presented. Motion was seconded by Helen Coombs and approval was unanimous.
- f. 2024 Tax & Audit: Three bids were attempted to be obtained for the 2024 tax and audit process. Two of the three bids were received. One from Kasminoff & Associates (\$3,000) and one from William Cole, CPA (\$2,800) were reviewed and discussed previously. Kasminoff staff includes a person who worked for the previous auditor and is familiar with ACCI. A motion was made by Helen Coombs to acknowledge the approval of the Kasminoff & Associates proposal. Motion was seconded by Karen Parness and approval was unanimous.
- g. Termination of TBM & hire of Sant Electric: Bids were obtained for the quarterly lighting inspection from four of the five vendors that were requested. The bids were as follows:
  - a. M5 Lighting - \$4560
  - b. Mojave Electric - \$4000
  - c. Wright Ventures - \$800
  - d. Sant Electric - \$2000

A motion was made by Dawn Anderson to acknowledge the approval of the Sant Electric proposal as previously presented and discussed. Motion was seconded by Patrick McNaught and approval was unanimous. Sant Electric is doing their quarterly assessment this week and should have the report to us by Friday for any necessary repairs.

- h. Legal Counsel Change: A motion was made by Helen Coombs to acknowledge the approval to change legal counsel from Leach, Kern Gruchow, Song to Avece Higbee of Marquis Aurbach. Motion was seconded by David DeOto and approval was unanimous.

➤ **Action Items**

- a. **Wall Painting Bids & Color Scheme:** There had been previous approval of the NewGen Painting proposal in the amount of \$33,500, which was \$8,480 less than the next lowest bid for the same work. The board is currently awaiting some color scheme visual options, but they have not yet been received. Once the color scheme options are received and the board has time to review and choose the project can be scheduled.
- b. **GIS Tracking System:** Information for the same GIS tracking system that SCA uses has been provided to the board. It was noted that SCA would allow ACCI to obtain the base of what has been tracked to date so it can be worked off of moving forward as well. Tonya has also provided the pricing to the board with the annual amount of \$700. When discussing this option with the new electrical company, they also noted they would like to be able to use this option to be able to locate and track the lighting components so everything is on one system and so the board can be able to use the information even if a company has changed. Jay Winter had a concern about the initial map uploading cost? If there was a cost associated with this then we need to determine if ACCI should pay SCA for any portion of this fee. A motion was made by David DeOto to approve the licensing for the GIS tracking system. Motion was seconded by Dawn Anderson and approval was unanimous.
- c. **Meeting Schedule 2025:** The quarterly meetings for 2025 will be held on the following dates (subject to change due to unforeseen scheduling problems):
  - i. February 19
  - ii. May 21
  - iii. August 20
  - iv. November 19

Location of the various meetings will alternate between Solera & Sun City Anthem clubhouses.

➤ **Closing Forum**

Ken Sawyer (Solera) – Commented on the increases that have occurred in previous year and wanted to commend the board for not increasing this year. It was noted that the Board is trying to live within their means and not try and raise assessments unless necessary.

Dawn Anderson had noted that adding the water usage chart that we have on the next meeting agenda and providing that information to the members might show them that what the Board has been doing with regards to planting is working on saving money overall.

Rana Goodman (SCA) – Has lived in the community since 2003 and feels the landscaping has diminished greatly. Too many plants have been removed, especially in the center medians near her residence. Dawn indicated that there were COH line of sight requirements to remove that plant life down to nothing and it should be understood that ACCI has to adhere to the requirements of COH when it comes to line-of-sight concerns. Patrick also explained that the phasing of the landscaping that is being done right now will provide more color and an evergreen type feeling without it just being pine trees. The overall goal is to reduce maintenance and water, but also provide an eye pleasing look in the areas where people actually stop their vehicles and reduce the plant foliage in the areas people are speeding by.

Karen (Solera) – Is there some kind of GIS agreement in place with SCA? She believes that should be done before purchasing the license in order to make it more official.

Unknown Owner – The area around the golf course near her home looks terrible. She was asked to email Tonya with locations so it could be determined which entity is responsible so she could reach out to that entity directly.

David Burman (SCA) – Asked about the meeting minutes being posted sooner than after they have been approved and instead a draft be posted in the interim. Tonya elaborated on the process and noted that a draft could be uploaded once the board has generally approved by email.

Arnold Hinden (SCA) – What types of evergreens is the board looking at having installed? He is looking for a planting plan of some kind. Also complained about the median down Eastern and it was explained there was a misunderstanding of who should be maintaining that area that has since been resolved and it should be looking better in the near future.

➤ **Adjournment**

Motion to adjourn was made by Dawn Anderson and seconded by Karen Parness at Meeting was adjourned at 4:07pm