

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING AGENDA



EPIC
ASSOCIATION MANAGEMENT

DATE: August 20, 2025 – 3:00pm
PLACE: Anthem Community Center – Bristol & Concord Rooms
2450 Hampton Road, Henderson, NV 89052

BOARD OF DIRECTORS MEETING

➤ **Call to Order/Determine A Quorum**

- **Board:** ___ Helen Coombs (Coventry) ___ David De Oto (Solera) ___ Rick Ernest (Sun City Anthem)
___ Vacant (Terra Bella) ___ Frank Capello (Anthem Highlands) ___ Patrick McNaught (At Large)
___ Karen Thomas (Anthem Country Club)
- **Management:** ___ Tonya Gale

➤ **Minutes Approval:** May 21, 2025

➤ **Financials Discussion/Approval:** May, June, July 2025

➤ **Acknowledgement of Actions Outside of Meeting**

- a. Approval of H2O Backflow Assembly Repairs (Estimate #1666)
- b. Approval of 2026 Budget
- c. Approval of Reserve Study as Presented by Complex Solutions
- d. Approval of Outsourcing ArcGIS Input Budget
- e. Approval of Light Pole Order
- f. Approval of Directional Pylon Painting with M2 Painting
- g. Approval of Electrical Repairs due to Turnout Work
 - a. Street Lighting Conduits & Electrical Box Replacement (Estimate #1299)
 - b. Junction Box Replacement (Invoice #1405)
 - c. Conduit Relocation at Reunion Corners for Tree Replacement (Invoice #1408)
- h. Partial Approval of Quarter 3 Electrical Repairs by Sant Electric (Proposal #1292)
- i. Approval of Holiday Lighting

➤ **Action Items:** Board may vote to take action on these items

- a. XL Landscape Update on Current Projects
- b. Approval of the 2024 Audit as presented by Kasminoff & Associates
- c. Approval of Eliminating the “Due To Reserves” on the Financials
- d. Epic Association Management Contract Renewal
- e. Next meeting scheduled for November 19, 2025 at the Solera Community Center at 3:00pm

➤ **Closing Forum:** To help the meeting stay on track, we ask that each member keep their remarks to a maximum of 3 minutes. This will allow us to hear from everyone who wishes to speak while keeping the meeting within a reasonable timeframe. Any owner wishing to address the Board during the meeting must present themselves in a business-like manner. Any foul language, yelling or other inappropriate actions taken during the allotted time frame for owners to speak will warrant the owner being ruled as out of order and will be asked to leave immediately. The Board and/or Management is not required to respond to questions or concerns raised during this time. (Per NRS 116.3108(4c) “Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken...”)

ADJOURN
