

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING

Solera Community Center

2401 Somersworth Drive, Henderson, NV 89044

May 19, 2026



EPIC
ASSOCIATION MANAGEMENT

MINUTES

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

Establish a Quorum of the Board of Directors

Members Present: Helen Coombs, David DeOto, Jay Winter, Karen Thomas, Patrick McNaught, Rick Ernest

Members Absent: Karen Parness

Management Present: Tonya Gale

Call to order by: Tonya Gale called the meeting to order at 3:02pm

➤ **Minutes Approval**

A motion was made by David DeOto to approve the February 17, 2026 meeting minutes as presented by Epic Association Management. Motion was seconded by Patrick McNaught, motion carried unanimously.

➤ **Financials Approval**

David DeOto gave a breakdown of what is in the operating and reserve accounts to those in attendance. There were no CDs that were in need of renewing at this time as the decision to reinvest the CD that renews in June was already determined at last month's workshop. He also discussed the total amount approved for phase II of the landscaping/irrigation renovation. Adjustments are being made to these approvals as the year continues in order to ensure ACCI stays within the budgeted \$1.25 million, including the gas surcharges that are currently in place. A motion was made by David DeOto to approve the February, March & April 2026 financials as presented by Epic Association Management, subject to audit. Motion was seconded by Karen Thomas, motion carries unanimously.

➤ **Acknowledgement of Actions Outside of a Meeting**

A motion was made by David DeOto to approve all of the following items that were previously discussed and decided outside of a regular meeting either by an email vote or during one of the workshops (see list of items below with specific information about each). Motion was seconded by Rick Ernest, motion carries unanimously.

- a. XL Landscape Proposal #8015 in the amount of \$64,045.00 for the installation of 90 trees of varying sizes to be installed and irrigated starting from about the Coventry Corners up to and possibly beyond the Anthem Country Club "T".
- b. XL Landscape Proposal #8018 in the amount of \$83,200.00 for the installation of 260 Netafim irrigation tree rings for the trees starting at about the Coventry Corners up to and possibly beyond the Anthem Country Club "T".
- c. SoilTech Proposal #24.136 Phase 3 for the Native Vegetation from the Reunion "T" to the Anthem Country Club "T" in the amount of \$167,230.00 which includes the red rock removal and traffic control contingences.
- d. Gallagher Insurance provided a renewal quote for the time period of April 1, 2026 to April 1, 2027 in the amount of \$26,677.00 (without the cyber policy).
- e. Purchase order from Core & Main in the amount of \$33,577.24 for the purchase of three 29' poles, six 33' poles and 4 light pole arm kits in order to stock the City of Henderson yard with a minimum of 8 of these items each.
- f. XL Landscape Proposal #9366 in the amount of \$89,925.00 for approximately an additional 110 trees from Anthem Country Club to Hampton Road on Anthem Parkway, including irrigation.

- g. XL Landscape Proposal #9365 in the amount of \$83,200.00 to install Netafim tree rings around 260 trees from Anthem Country Club to at least Hampton Road on Anthem Parkway.

➤ **Action Items**

- a. XL Landscape Update on Current Projects: Donnie Garritano was present for the meeting and discussed the following items:
- i. Maintenance Update: XL is currently on the summer schedule for watering and all controllers have been updated for the proper watering dates/times. All issues that were found when XL took over the project have all been repaired and the general maintenance continues on a sound rotation schedule with proper weed control. Any irrigation leaks are found and repaired as quickly as possible.
 - ii. There was a general discussion on the fuel surcharge being implemented on all contracts currently by XL. There was a rate sheet that had been circulated and Donnie had indicated the customers are basically splitting the cost of the fuel increase with XL. Donnie had noted that any fuel surcharges for Anthem Community Council will be capped at 2% regardless of what the price of gas increases to and once it drops back under \$4 a gallon the fuel surcharge will be removed.
 - iii. Projects Update:
 1. Monument Sign Update: The permits were approved and the work has begun. Anticipating a completion date was originally 30 days from the start date with a rough estimate of early-mid June. XL is doing everything they can to keep from having lane closures for this project and although there are cones along the street just to caution drivers of the project, they are not being used to close off lanes.
 2. Tree & Netafim Installs: These items will begin around June 1st. They will be completed in conjunction with each other in order to get the irrigation on the same lines. Also, in previous stages the native vegetation had been cut off from the irrigation because of the native rejuvenation that SoilTech is doing, but because XL is further ahead of SoilTech, XL will be leaving these bushes attached to the irrigation currently until the native rejuvenation is completed.
 3. Intersection Enhancements: This work will begin once the second phase of the tree and Netafim installations are complete. There will be two crews working simultaneously on this project and the tree/Netafim project.
- b. SoilTech Update on Current Projects: SoilTech is continuing the work along Anthem Parkway up to Anthem Country Club. There is not an anticipated completion date at this time. Tonya Gale did also request from SoilTech an estimated cost to complete the Anthem Parkway/Sun City Anthem loop with regards to the native vegetation in order to verify budgeting figures will be in line for the entire loop completion to be completed by end of 2028. This will help with the upcoming 2027 budget process as well.
- c. Next Meeting: Currently Scheduled for August 18, 2026 at 3:00pm at the Sun City Anthem Community Center.

➤ **Closing Forum**

Karen Thomas provided a brief City of Henderson Report noting the following items:

- Costco's second entrance is currently being addressed with public works and their attorneys and an answer should be received within a month.
- Haas Automation will be opening in July.
- Another major manufacturing company is coming to West Henderson who will provide manufacturing for Aerospace and Space X. This will add 200+ jobs to the city.
- The incident that occurred at Costco this past weekend is being thoroughly investigated and hopefully the suspects can be identified and detained quickly.
- The new Police Department should be fully staffed and operational in another month.
- Traffic circles are a hot topic of conversation and there are two upcoming meetings in the next week. No specific timelines on any of them. Some locations are still having the traffic studies completed.

There was additional discussion held about the traffic circles after Karen finished her report. David from SCA asked about the ACCI website and why there was verbiage on the website indicating you had to request a meeting agenda. Tonya indicated she would correct the website accordingly. Michelle of SCA asked about reserve study analysts and recommendations.

➤ **Adjournment**

Motion was made by David DeOto and seconded by Rick Ernst to adjourn the meeting at 4:02pm.

DRAFT