

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING

Anthem Community Center

2450 Hampton Road, Henderson, NV 89052

May 21, 2025



EPIC
ASSOCIATION MANAGEMENT

MINUTES

➤ Call to Order/Determine a Quorum

Establish a Quorum of the Board of Directors

Members Present: Helen Coombs, David DeOto, Rick Ernest, Jay Winter, Dawn Anderson

Members Absent: Patrick McNaught No Representative from Terra Bella at this time

Management Present: Tonya Gale

Call to order by: Helen Coombs called the meeting to order at 3:00pm

➤ Minutes Approval

A motion was made by David De Oto to approve the February 19, 2025 meeting minutes as presented by Epic Association Management. Motion was seconded by Rick Ernest and approval was unanimous.

➤ Financials Approval

David De Oto gave a brief rundown of what is in the operating and reserve accounts to those in attendance. He is requesting the board approve three more additional CDs be set up at a 3-month, 6-month and 9-month ladder at \$250,000 each from the reserve money market account. A motion was made by Dawn Anderson to approve the additional CDs as structured with the request and the CD that is renewing in August be rolled over at a 12-month term as well. Motion was seconded by Rick Ernest and approval was unanimous. A motion was made by Helen Combs to approve the January, February, March & April financials as presented by Epic Association Management, subject to audit. Motion was seconded by Dawn Anderson and approval was unanimous. Epic will cut check by the end of the week or Monday so the approved CDs can be done this month and then notify David so he can make the appropriate arrangements with Morgan Stanley.

➤ Acknowledgement of Actions Outside of a Meeting

A motion was made by Helen Coombs 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 David De Oto and approval was unanimous.

- a. Financial Set-up of Staggering CDs and Bank Sweep Accounts: The accounts for Anthem Community Council, Inc. (ACCI) were divided up into sweep accounts for the operating and reserve funds and additional money was transferred to the Morgan Stanley account in order to set up additional CDs that will have staggered renewal terms in order to keep money fluid as needed. The breakdown of all of the adjustments and changes were reflected in the April financials.
- b. SoilTech Native Revegetation at Coventry Corners: This proposal was for rock mulch, permeon and native plant installation over 30,000 square feet of coverage. The total price was \$48,875 for project number 24.136 and was previously approved on February 12, 2025 during a special workshop.
- c. Reserve Study: A proposal was received from Complex Solutions to complete an updated reserve study due to the fact that the prior reserve study does not provide complete information to be able to assist with proper reserve funding for the future. The cost for the reserve study for a 5-week turn around was \$2725.
- d. Curb Cut Outs for Vendor Access (XL Proposal #4425): This approved proposal included a price of \$5,840 per curb cut out along the area of Anthem Parkway from Eastern to the first Reunion intersection. The approved plan called for 6 curb cut outs on both the north bound and south bound sections of Anthem Parkway in order to accommodate the maintenance vehicles access to the ACCI

property. The scope includes removal of existing curb, installation of a rolled curb and grading and installation of decomposed granite. The total price for the 6 locations was \$35,040 for the decomposed granite option and no artificial turf.

- e. Turn Around Area in Center Median near Waterfall (XL Proposal #4750): This proposal is in addition to the curb cut out proposal noted above as the area in the center median between the north bound and south bound lanes of Anthem Parkway. As it is a significant distance, this “X” design in the median will allow maintenance vehicles to access this area with more ease, instead of having to exit Anthem and make U-turns at the Pecos Ridge or Reunion intersections. The same scope of work would be involved as noted above, but at a larger scale to accommodate the 5600 square feet of area where the “X” is being located. The price for this proposal was \$18,488.05.
- f. Landscape Renovations by XL Landscape:
 - a. Anthem Waterfall/Entrance (Proposal #4746): Pricing for rock, plants, irrigation retrofit, and artificial turf in the area around the waterfall entrance totaled \$158,551.00.
 - b. Anthem Parkway & Reunion 3-Way Intersection (Proposal #4572): Pricing for rock, plants, irrigation retrofit and artificial turf at this intersection totaled \$83,685.00 after request of initial revision.
 - c. Anthem Parkway & Anthem Club Drive 3-Way Intersection (Proposal #4815): Pricing for rock, plants, irrigation retrofit and artificial turf at this intersection totaled \$63,752.00 after request of initial revision.
 - d. Anthem Parkway to Reunion Netafim Irrigation Install (Proposal #4238): Pricing for Netafim installation around 260 existing trees totaled \$80,340.00 after final walk of the area was completed.
 - e. Anthem Parkway Tree Installs (Proposal #4685): Pricing 45 fifteen-gallon trees, 30 twenty-four-inch box trees and 15 thirty-six-inch box trees, including all irrigation, totaled \$59,295.00.
- g. Tree Removals Proposals by Tree Solutions:
 - a. Hazard Tree Removal at Coventry Corners Median (Proposal #2132510): Price to remove and stump grind the one tree noted at this location due to the tree separating from itself and potentially falling on a vehicle or person was \$600.00.
 - b. Tree Removal Recommendations Based on Trimming (Proposal #2132513): This proposal was provided based on the trees that were previously approved for trimming, but the trees are either a hazard or are failing with no chance of revival. Total price for the proposal, for 41 trees of various sizes and species, was \$17,950.00.
- h. Quarter 2 Electrical Repairs by Sant Electric: Proposal #1265 was provided by Sant Electric for the replacement of a broken conduit box at one light for a price of \$283.00. The other repairs that were needed during the quarter 2 walk were completed during the walk itself.
- i. Waterfall Autofill Replacement by Clearview: A proposal dated 4.14.2025 was submitted in the amount of \$4,375.00 due to the failing autofill for the waterfalls. The autofill not working was causing a loss of water and water run off at least three times in three months. To avoid potential fines, the waterfalls were turned off until the replacement part was received and installed.
- j. Waterfall Meter Replacement by Clearview: A proposal dated 4.29.2025 was submitted for the replacement of the water meter that reads the amount of water running through the lines for just the waterfalls. This meter has not been working for approximately 2 years. The total price for the proposal was \$1650.00.
- k. Smartlink Annual Subscription: The Weathermatic Timers that are used on property to be able to remotely adjust the water timers, turn off water on an emergency basis, etc. came up for renewal. The subscription also includes the warranty of the timers as well. The total cost annually for all 27 timers was \$8910 and will be added to the 2026 budget as well.

➤ Action Items

- a. XL Landscape Update on Current Projects: Donnie Garritano was present for the meeting and discussed the following items:
 - i. Maintenance side of the community is running all smooth. The pre and post emergence have been sprayed and the fertilizers spread. The leaks and valves that were leaking have all been repaired. He noted that the trash along the loop after a strong wind does take the remainder of

the week to get around to the entire community because they are on an 8-week rotation and when the winds pick up heavily, they have to do their sections of the rotation and also the trash pick-up so it takes a bit of time. If anyone sees anything that has not been done within a week or two, they can report it to Epic and it will be relayed to XL.

- ii. There are currently approximately 6 renovation projects that have been approved (see notes above for approvals). All of these items have been submitted to the City of Henderson for review and approval. Some are awaiting the approval of the lane restriction permits. The timing for when schools are out in the area were noted and Donnie is going to work around those schedules to hopefully reduce the amount of impacted traffic. Also, Dr. Monica Larson, Henderson City Councilwoman, was present and indicated there is going to be slurry seal work happening at Eastern and it would be best to coordinate with Lance Olson with the City of Henderson to make sure lane closures they are doing and the ones ACCI will be doing do not doubly impact the area. Donnie will contact Lance and coordinate. Information on timing of these projects will be received from Donnie and relayed to the various HOA managers so it can be broadcast to their owners as well.
 - iii. There was a request to obtain the water comparison from the COH in order to update the spreadsheet that was done about this time last year to see where the water usage is headed as the changes are being implemented with XL's renovations. It was noted that when the Netafim rings are installed, XL will be abandoning the shrubs along those areas because they should be native plant material and survive without the irrigation. This will help with the overall water reduction goal.
- b. Pylon Painting Proposal: The proposal from NewGen was received for the pylon painting. Due to the time it took to receive the NewGen proposal, Tonya had requested other bids as well and therefore all are as follows:
- i. New Gen: \$4250 for painting of the tops and faces of all the pylons
 - ii. Unforgettable Coatings: \$4250 for painting of the tops and faces of all the pylons
 - iii. M2 Painting: \$1568 for the painting of the tops and faces of all the pylons
- As a reminder, there was also a price received previously to simply remove all the directional pylons at a cost of \$500 per sign. Tonya had noted that the stone from the pylon signs could be used eventually for repairs that may have to be made to the benches that use the same stone so simply removing them would not be in the best interest of ACCI; painting is a minimal expense since it has not been completed since their creation. A motion was made by David De Oto to table this item in order to obtain warranty information based on the type of paint they had just approved to be used on some Solera projects. Motion was seconded by Helen Coombs and approval was unanimous.
- c. 2025 Reserve Study: The reserve study has been prepared and the draft is being discussed with the reserve study analyst tomorrow morning. Once a more final draft is completed, it will be presented to the board for formal approval. A motion was made by Helen Combs to table the reserve study approval at this time. Motion was seconded by David De Oto and approval was unanimous.
- d. Meeting Schedule 2025: The remaining quarterly meetings for 2025 will be held on the following dates (subject to change due to unforeseen scheduling problems):
- i. August 20 – Anthem Community Center
 - ii. November 19 – Solera Community Center

➤ Closing Forum

Henderson Councilwoman Dr. Monica Larson provided some updates on various items in the City of Henderson area that have been discussed recently. They were as follows:

- Openings and approvals of new projects being built
- New roads that have been approved in order to assist with traffic congestion
- Improvement and install of new bike lanes
- Police Chief status
- Police and Fire Department openings and staffing
- Ebikes seminar

An owner asked when the budget for ACCI would be completed in order to be distributed to the other associations. The hope is to have it done by end of June.

Rick Ernst had noted SCA would be agreeable to having ACCI build a monument sign at the Volunteer "T" intersection. An easement should be completed by counsel and presented to SCA.

An owner thanked Dawn for her service in case she is not appointed to the ACCI board after the Country Club election.

➤ **Adjournment**

Motion was made by Dawn Anderson and seconded by David De Oto to adjourn the meeting at 4:11pm.

DRAFT