

# ANTHEM COMMUNITY COUNCIL, INC.

## QUARTERLY MEETING

Anthem Community Center

2450 Hampton Road, Henderson, NV 89052

November 19, 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, Karen Thomas (excused at 3:55pm)

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

Management Present: Tonya Gale

Call to order by: Tonya Gale called the meeting to order at 3:00pm

➤ **Minutes Approval**

A motion was made by David DeOto to approve the August 20, 2025 meeting minutes as presented by Epic Association Management. Motion was seconded by Rick Ernest, motion carries.

➤ **Financials Approval**

David DeOto gave a rundown of what is in the operating and reserve accounts to those in attendance including the breakdown and recommendation for the upcoming and future CD renewals. A motion was made by David DeOto to renew the CD that comes up in December 2025 at \$250,000 for a 6-month time frame with the best interest rate available based on the banks we currently do not have CD with at Morgan Stanley. Motion was seconded by Rick Ernest and carried unanimously. A motion was made by David DeOto to approve the August, September & October 2025 financials as presented by Epic Association Management, subject to audit. Motion was seconded by Helen Coombs, motion carries unanimously.

➤ **President's Report for Annual Meeting**

Helen Coombs provided her annual report with regards to the accomplishments and status of various projects that occurred through 2025. The highlights included the following:

- a. Recognition of the various board members for their time and dedication
- b. Changes to management
- c. Fiscal Improvements including a 35% increase in operating and reserve balances from 9/2024 to 9/2025 and an 85% increase in annual operating and reserve interest being earned during that same time frame. This is allowing for a reduction in the assessments for 2026
- d. Completed painting projects
- e. Removal of pylon causing a line of site issue for drivers
- f. LED lighting conversion for Anthem waterfall
- g. Changes to the electrical contractor resulted in a 59% reduction in charges to ACCI from 10/2024 to 10/2025
- h. Landscape and irrigation enhancements
- i. Safety pullouts with curb-cuts along Anthem Parkway have started and will continue around the loop
- j. Holiday lights will be installed this year as well

➤ **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. Sant Electric Q4 Repairs: Quarter 4 repair estimate #20251321 in the amount of \$5,205.00 for LED drive cabinet replacements for the monument signs, 4 vandalized light replacements, junction box replacement and a light fixture wiring replacement. Work has been completed and verified.
- b. XL Landscape Turn Out Proposal: The proposal #6738 in the amount of \$8,953.50 for a single turnout installation was submitted by XL Landscape, along with a tentative map of the various locations the turnouts will be installed from the Reunion intersection up to Hampton Road. The map contains 15 additional turnout locations. The total amount for the 15 locations will be \$134,302.50.
- c. Easement Agreement between Sun City Anthem and ACCI: ACCI is looking at having a monument sign built at the Volunteer “T” in order to establish the distinction of entering Anthem and leaving Inspirada. The land where the monument sign is being proposed is owned by Sun City Anthem, and therefore an easement agreement has been drafted and approved by the ACCI board in order to be able to move forward with the proposal of the monument sign installation. Sun City Anthem has been provided the draft of the easement that ACCI has approved and once they have agreed to the final draft of the easement, it will be recorded accordingly.
- d. REVISED Temporary Lighting Easement Agreement between Coventry & ACCI: There has been a verbal or written approval for Coventry to wrap trees owned and maintain by ACCI for the last several years, however, there has not been a written agreement between the two entities. The current ACCI board is attempting to get more of the “handshake” agreements solidified in order to limit or eliminate liability on the part of ACCI. There was an easement agreement completed by the ACCI attorney, to which the Coventry board had agreed to pay for in order to have the agreement drafted and implemented. There have been some additional changes to the agreement that was originally drafted though and therefore the board wished to approve this again separately from the above noted items. The changes were verification of the APN numbers, the lights are not an annual requirement by Coventry, but an option, allowable use of the ACCI power for the lights, repair costs should be actual and reasonable, and ACCI cannot force removal of lights mid-season. A motion was made by David DeOto to approve the revised lighting easement agreement with the changes noted. Motion was seconded by Jay Winter, motion carries unanimously.

➤ **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 has been able to reduce the number of weeks it takes to complete the rotations around the loop from 12 weeks down to 8 weeks since the inception of XL taking over the project. This means each section is maintained every 8 weeks instead of every 12 weeks causing the community to look neater and more trimmed. The crews are currently working on winter cleaning which includes ground clearing and hard pruning. Weeds have been greatly reduced with the use of the pre and post emergent which will continue through the various seasons next year.
  - ii. Projects Update:
    1. All previous work approved for improvements has been completed by XL to date.
    2. The most recent turnouts that were approved at the recent workshop had the permits renewed and the work will begin soon. The traffic plan has also been submitted. XL is doing everything they can to make the traffic lane closures as minimally invasive as possible.  
SoilTech is continuing work up to the Reunion intersection with a potential completion date in the month of December. They will begin providing proposals for the next phase as soon as possible so we can keep the momentum going.
- b. Monument Sign at Volunteer “T”: XL Landscape has provided two options for the overall look of the monument sign at the Volunteer “T”. The first option was discussed at the prior workshop and the board had asked for an updated design that looked more similar to the waterfall entrance, to which XL has provided. Proposal #7020 in the amount of \$104,918.50 provides for an 8’ tall stuccoed block wall with various column stacks on each side that offset slightly back with each column. There is also a veneer stone on the bottom of the walls, which David feels should be slightly lower to create a better balance of Anthem wording on the background. The landscaping includes about 55 plants and 6 trees

along with some boulders and additional rock. The Anthem lettering will be back lit, similar to the waterfall entrance wording and there will be up lights on the trees installed as well to backlight the back of the sign. A motion was made by Karen Thomas to approve the proposal as presented, with the potential minor change of the stone work on the bottom of the sign, with the understanding that ACCI will pay for this out of the operating account by not making one of the monthly reserve transfers in 2026. Motion was seconded by Rick Ernest, motion carries unanimously

- c. ACCI Bylaws: There were changes requested by the current board for the bylaws that include the following:
- i. NRS116 language with regards to permissible investments for the ACCI funds
  - ii. Any language that notates “owner, resident or tenant” to be adjusted to just owner
  - iii. Designation of the community manager to keep the records book of minutes and not just the Secretary
  - iv. Insurance protection of bank funds in order for it to be required that funds be FDIC insured
  - v. Notations that board members will not be compensated
  - vi. Director at large shall not be the president of the board
  - vii. Bylaws to combine the original and the amended into one document so they are the “restated” bylaws

The draft of the revisions in the restated bylaws have been provided to the board and a few minor corrections have been completed with the final version presented to the board at the meeting. A motion was made by David DeOto to approve the restated bylaws, as presented, with a few additional minor clerical issues Karen has found. Motion was seconded by Jay Winter, motion carries unanimously.

- d. 2025 Tax & Audit Proposal from Kasminoff and Associates: The renewal contract for the tax and audit preparation for 2025 has been provided at a cost of \$3000. A motion was made by David DeOto to appoint Kasminoff and Associates to complete the taxes and audit for 2025 as per the submitted proposal. Motion was seconded by Rick Ernest, motion carried unanimously.
- e. City of Henderson Light Pole Discussion: There have been options provided by the City of Henderson (COH) in order to potentially have them take over the replacement of the light poles as they are taken down. Rick Ernest noted that the options provided by COH were not feasible and too expensive. Jay Winter read into the record the summary of concerns that have been brought forth on behalf of Anthem Highlands, which will be attached to these meeting minutes. Karen Thomas was just interested in hearing the conversation as she has just started paying more attention to the light poles since coming on to the ACCI Board and was interested in everyone else’s thoughts. David DeOto noted that regardless of when the poles have to be replaced in accordance with the reserve study, ACCI has to start saving for those replacements in accordance with the reserve funding process. Tonya Gale had indicated the main concern is the antiquated process the COH uses in order to track the inventory and provide the proper information to ACCI in order for the claims to be filed and reimbursement to be received is the main concern and if that process is fixed this wouldn’t be as much of an issue. Monica Larson, Councilwoman for the COH Ward II was in attendance for the meeting and noted that whatever ACCI would like to do to get the process of the light poles in order so it systematically works to file and follow through with insurance claims, she will assist. The plan is to get a meeting set with Lance Olson (Public Work Director), Eric Hawkins (Traffic Engineer), Steve Conner (City Engineer), Monica Larson and the various members of the ACCI board in order to attempt to get a standard operating procedure in place that will be for the benefit of ACCI when these issues arise moving forward. Tonya will start with obtaining dates for meetings and once ACCI has several dates agreed upon, they will be forwarded to COH and Monica Larson to finalize scheduling. David DeOto made a motion to table this conversation to a further date once more information is obtained and the meeting with COH can occur. Motion was seconded by Helen Coombs, motion carried unanimously.
- f. Meeting Schedule 2026: The quarterly meetings for 2026 will be held on the following dates (subject to change due to unforeseen scheduling problems):
- i. February 17 – Solera Community Center
  - ii. May 19 – Solera Community Center
  - iii. August 18 – Sun City Anthem
  - iv. November 17 – Sun City Anthem

- g. At Large Member Appointment: A motion was made by David DeOto to reappoint Patrick McNaught as the at large member to the Anthem Community Council Board for an additional two-year term. Motion was seconded by Rick Ernest, motion carried unanimously.

➤ **Closing Forum**

Jeff of Anthem Highlands commented that COH should have a better process so ACCI can piggyback on the insurance claims. Communication should be better, which is what ACCI will be striving for and hopefully implementing.

Monica Larson provided an update on the happenings within COH and upcoming projects. The highlights are as follows:

- Captain Youngblood with COH Police direct line is 725.249.6054
- Increased police presence has been implemented and there are 40 new recruits going through the training
- Field House is moving along and a second location is slated for the Fiesta site
- There is a vigil being held the Sunday after Thanksgiving for a dog that was killed. They did find the person accountable and will be prosecuting him in accordance with Reba's Law.
- Road projects are coming, more than likely the Anthem loop will be repaved in July
- Stations Casino is moving forward as is the Sprouts across from it
- Senior, workforce and affordable housing is in the process of planning and development
- Special Council meeting is being held on Monday to address the action of a particular council person and the corruption document can be found online if anyone is interested
- Jay Winter had asked if COH is seeing the downturn in tourism as well. Yes, which is why COH is trying to diversify in order to not depend on the strip tourism traffic.
- Is there a way to ban the billboard trucks from the area? Not that we are aware, but Monica will look into it.

➤ **Adjournment**

Motion was made by Helen Coombs and seconded by Rick Ernest to adjourn the meeting at 4:52pm.

## **Preserving Anthem's Developer-Intended Streetlight Standards**

Position: Oppose replacing architectural concrete poles with City-standard poles.

### Developer Intent & Community Identity

- Anthem was designed with premium architectural poles to elevate aesthetics & protect home values.
- Comparable master-planned communities retain unique poles (e.g., Inspirada).

### Preventing Visual Decline

- Replacing only damaged poles over time would create mismatched pole styles and a patchwork streetscape.
- This piecemeal downgrade is aesthetic erosion by attrition.
- Visual inconsistency diminishes curb appeal and perceived property values.

### Financial Responsibility & Homeowner Impact

- Accident replacement costs are typically insurance recoverable.
- When not recovered, the true expense is ~ \$2.74 per homeowner.
- It is inconceivable that the City of Henderson would fund full pole replacement.
- Therefore, homeowners would bear the cost, resulting in avoidable assessment increases.
- Replacing architectural poles simply to reduce administrative insurance claim processing — or due to a mistaken belief in a 30-year life cap — is not fiscally responsible.

### Reserve Study Clarification

- Nevada law requires a 30-year projection cycle, not a forced replacement timeline.
- Concrete poles have a 50–75+ year useful life.
- Reserve useful life can and should be extended where condition warrants.
  - Misinterpreting a reserve timeline as a replacement mandate is flawed planning.

### Governance & Fiduciary Duty

- Maintain developer-established aesthetic standards.
- Protect property values.
- Avoid unnecessary assessment increases.
- Do not sacrifice community character for administrative convenience.

### Recommendation

Retain Anthem's architectural concrete poles — protect design integrity, financial prudence, and homeowner value.