

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING AGENDA



EPIC
ASSOCIATION MANAGEMENT

DATE: February 19, 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)
___ Leigh Hawkinson (Terra Bella) ___ Jay Winter (Anthem Highlands) ___ Patrick McNaught
(Anthem Country Club) ___ Dawn Anderson (Anthem Country Club)
- **Management:** ___ Tonya Gale

➤ **Minutes Approval:** November 13, 2024

➤ **Financials Discussion/Approval:** September, October, November, December 2024

➤ **Acknowledgement of Actions Outside of Meeting**

- a. Approval of Removal of Pylon Sign North of Reunion 4-way Intersection
- b. Approval of Q1 Electrical Repairs as Presented by Sant Electric
- c. Approval of Monument Sign Lighting Replacement
- d. Approval of Kerr Simpson Retainer for Light Pole Reimbursements
- e. Approval of Attorney Action for Light Pole Replacement and City of Henderson
- f. Approval of Attorney Action for Anthem Community Counsel Bylaw Changes

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

- a. XL Landscape Update on Current Projects & Rock Bench Repair – Donnie Garritano Present
- b. Approval of Continued Landscape Renovations
 - a. Anthem Waterfall/Entrance
 - b. Anthem Parkway & Reunion 3-way Intersection
 - c. Anthem Parkway & Anthem Club Drive 3-way Intersection
- c. Discussion and Possible Approval of Additional Painting Bid for Pylon Signs
- d. Discussion and Possible Approval of Curb Cutouts for Vendor Access along Anthem Parkway
- e. Next meeting scheduled for May 21, 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

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING AGENDA



EPIC
ASSOCIATION MANAGEMENT

DATE: May 21, 2025 – 3:00pm

PLACE: Solera Community Center – Paris Room in the Bally’s Building
2401 Somersworth Drive, 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) ___ Jay Winter (Anthem Highlands) ___ Patrick McNaught (At Large)
___ Dawn Anderson (Anthem Country Club)
- **Management:** ___ Tonya Gale

➤ **Minutes Approval:** February, 19, 2025

➤ **Financials Discussion/Approval:** January, February, March, April 2025

➤ **Acknowledgement of Actions Outside of Meeting**

- a. Approval of Financial Set-up of Staggering CDs and Bank Accounts for FDIC Limit Coverage
- b. Approval of SoilTech Native Revegetation at Coventry Corners (2/12/2025)
- c. Approval of Reserve Study
- d. Approval of Curb Cut Outs for Vendor Access along portions of Anthem Parkway (Proposal #4425)
- e. Approval of Turn Around Area by XL Landscape in Center Median at Waterfall (Proposal #4750)
- f. Approval of Continued Landscape Renovations
 - a. Anthem Waterfall/Entrance (Proposal #4746)
 - b. Anthem Parkway & Reunion 3-way Intersection (Proposal #4572)
 - c. Anthem Parkway & Anthem Club Drive 3-way Intersection (Proposal #4815)
 - d. Anthem Parkway to Reunion Netafim Irrigation Install (Proposal #4238)
 - e. Anthem Parkway Tree Installs (Proposal #4685)
- g. Approval of Tree Removal Proposals
 - a. Hazard Tree Removal at Coventry Corner Median (Proposal #2132510)
 - b. Tree Removals based on Tree Trimming (Proposal #2132513)
- h. Approval of Quarter 2 Electrical Repairs by Sant Electric (Proposal #1265)
- i. Approval of Waterfall Autofill Replacement by Clearview (Proposal 4.14.2025)
- j. Approval of Waterfall Meter Replacement by Clearview (Proposal 4.29.2025)

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

- a. XL Landscape Update on Current Projects
- b. Discussion and Possible Approval of Additional Painting Bid for Pylon Signs
- c. Review & Possible Approval of 2025 Reserve Study by Complex Solutions
- d. Next meeting scheduled for August 20, 2025 at the Anthem 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

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...”)

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ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING AGENDA



EPIC
ASSOCIATION MANAGEMENT

DATE: November 19, 2025 – 3:00pm
PLACE: Solera Community Center – Stardust Room
2401 Somersworth Drive, Henderson, NV 89044

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) ___ Jay Winter (Anthem Highlands) ___ Patrick McNaught (At Large)
___ Karen Thomas (Anthem Country Club)
 - **Management:** ___ Tonya Gale

- **Minutes Approval:** August 20, 2025

- **Financials Discussion/Approval:** August, September & October 2025

- **President’s Report for the Annual Meeting**

- **Acknowledgement of Actions Outside of Meeting**
 - a. Approval of Sant Electric Q4 Repairs (Est #20251321)
 - b. Approval of XL Landscape Proposal for 15 Additional Turn Outs from Reunion to Hampton (#6738)
 - c. Approval of Easement Agreement between SCA and ACCI
 - d. Approval of Lighting Temp Access Agreement between Coventry and ACCI

- **Action Items:** Board may vote to take action on these items
 - a. XL Landscape Update on Current Projects
 - b. Review & Possible Approval of XL Landscape Proposal for Monument Sign at Volunteer “T”
 - c. Review & Possible Approval of Updated Bylaws for ACCI
 - d. Approval of the 2025 Audit & Tax Proposal as presented by Kasminoff & Associates
 - e. Discussion of City of Henderson and the Light Poles Ownership
 - f. Next meeting scheduled for February 17, 2026 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...”)

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