

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING

Anthem Community Center

2450 Hampton Road, Henderson, NV 89052

February 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, Leigh Hawkinson, Jay Winter, Patrick McNaught (via phone), Dawn Anderson

Members Absent: None

Management Present: Tonya Gale

Call to order by: Helen Coombs called the meeting to order at 3:02pm

➤ **Minutes Approval**

A motion was made by Dawn Anderson to approve the November 13, 2024 meeting minutes as presented by Epic Association Management. Motion was seconded by David De Oto and approval was unanimous.

➤ **Financials Approval**

David De Oto noted there were no unexplained items noted in the financials being presented for this meeting. He did explain that FSR did not make the monthly reserve transfer for the last 6 months of 2024 and Epic completed that transfer in January 2025 and the requirements of the budget have been met. He noted there was a discussion of the investment strategy that was held prior to this meeting and a plan will be presented to the Board either prior to or at the next workshop. He gave a run down on the current financial status of the Council including the amounts in the operating and reserve accounts. He lastly commented on the fact that all money that FSR had control over has been transitioned to Epic. Helen noted that according to the budgets, there was a \$101k water savings year over year. She also thanked David for his thoroughness and recommendations with regards to the financial status of ACCI. A motion was made by David De Oto to approve the September, October, November & December financials as presented by either FSR or Epic respectively subject to audit. Motion was seconded by Rick Ernest and approval was unanimous.

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

- a. **Removal of Pylon Directional Sign:** A motion was made by David De Oto to acknowledge the action made to approve the cost of \$600 submitted by CR Design to remove the pylon directional sign located just north of the Reunion & Anthem Parkway intersection that causes a line-of-sight issue when pulling out of the shopping center exit at Reunion. Motion was seconded by Jay Winter and approval was unanimous. It ended up that XL wanted most of the rock in order to repair the damaged stone bench further south on Anthem Parkway and so XL deconstructed the sign and took what they needed and CR Design simply removed and cleaned up the remaining amount and ended up only charging \$150 for the haul away.
- b. **Q1 Electrical Repairs:** A motion was made by David De Oto to acknowledge the approval of the proposal submitted by Sant Electric for the quarter 1 repairs in the amount of \$556. Motion was seconded by Jay Winter and the approval was unanimous.
- c. **Anthem Monument Sign Lighting:** A motion was made by David De Oto to acknowledge the approval of the proposal submitted by Sant Electric for the replacement of the Anthem monument sign lighting LED replacement in the amount of \$6,930. Motion was seconded by Jay Winter and the approval was unanimous. There was a portion of the original lighting that stopped working and no way to replace just that one section without causing a difference in light colors due to age of the lighting system which is why the entire system was approved to be replaced. The new lighting is currently functional and

looks fantastic. With the updated color scheme and lighting, new cover pictures for the website will be done and uploaded in the coming month.

- d. Kerr Simpson Retainer: A motion was made by David De Oto to acknowledge the decision to retain Kerr Simpson in order to have the light pole damages reimbursed. Motion was seconded by Jay Winter and approval was unanimous.
- e. Light Pole Replacement/City of Henderson Attorney Action: A motion was made by David De Oto to acknowledge the action taken to have Avece Higbee begin the discussions with the City of Henderson on behalf of the Council to keep from having to purchase light poles that are damaged and instead have them replaced with standard issue light poles furnished by the City of Henderson. Motion was seconded by Jay Winter and approval was unanimous.
- f. Bylaw Changes: A motion was made by David De Oto to acknowledge the action taken to have Avece Higbee begin the process of making changes to the Bylaws of the Council in order to clean up some of the missing or inappropriate language. Motion was seconded by Jay Winter and approval was unanimous.

➤ **Action Items**

- a. XL Landscape Update on Current Projects: Donnie Garritano was present for the meeting and discussed the following items:
 - i. Donnie noted he was sorry for the lane restrictions that have been in place recently, but there is a light at the end of the tunnel because they should be mostly completed on March 1st. There will be some additional closures on the Coventry Corners, but they will not be as impactful to the flow of traffic as the current restrictions in place.
 - ii. The concept plan for the area between Eastern and the Country Club should be completed and sent over to the Board by next week. There are final negotiations being worked out between Soil Tec, XL and ACCI in order to get the most bang for the buck on these projects.
 - iii. Planting season can begin anytime as the winter was so mild and the planting will go as far into summer as possible. Even then, the planting can at least be started with planting the buckets of the plants and then when the weather cools the buckets will be replaced with the plants and irrigation installed immediately thereafter in order to keep the projects progressing.
 - iv. Rick asked about the red rock areas and if the red rock was being removed. Donnie noted that the red rock is being integrated into the plan which is saving money in removal or displacement, which was discussed in the early stages of the project planning. There has not been any need to cover the red rock and the integration of the red rock into the revegetation is actually turning out fantastic and aesthetically pleasing as it is all being blended together.
 - v. Irrigation will be done when new trees are installed. Native vegetation will not need irrigation as it is currently thriving without it as it is planted. Plans for the irrigation of trees for the area between Eastern and the Annex area should be received by next week as well. XL was waiting on the tree count from Tree Solutions in order to get the pricing finalized for this area. That will allow the cost for the remaining areas to be easily determined based on the tree count of the areas beyond for budgeting purposes. The Goal is to efficiently water trees that want to be kept but also use the minimal amount of water possible to do so. This means the trees that are doing well as native vegetation without the irrigation will not have the irrigation added to them and those that will need more than just the native watering will have the irrigation added, or at least enough irrigation added to accommodate the tree in order to allow it to thrive.
 - vi. Work can be done concurrently. The irrigation, the renovations, the enhancements can all be done at the same time, given the approvals provided and timing of the approvals with the seasons.
 - vii. Maintenance, hard pruning and irrigation checks for the upcoming spring season have been going well. Things seem to be running smoothly overall with the occasional hiccup of a broken main line or a valve replacement, to which they are being addressed quickly.
 - viii. Separation of the irrigation and the waterfall autofill system is taking place in order to keep the waterfalls from being accidentally turned off as well. All vendors are working cohesively together to make the property its best.
- b. Landscape Renovation Projects: The following projects were discussed for potential action:

- i. Anthem Waterfall/Entrance: A proposal was submitted but is being negotiated with final numbers in the near future. It will be presented to the Board in the coming weeks.
- ii. Anthem Parkway & Reunion 3-Way Intersection: A proposal was submitted but is being negotiated with final numbers in the near future. It will be presented to the Board in the coming weeks.
- iii. Anthem Parkway & Club Drive 3-Way Intersection: A proposal was submitted but is being negotiated with final numbers in the near future. It will be presented to the Board in the coming weeks.
- c. Pylon Painting Proposal: The proposal has not yet been received from New Gen, however once received it will be forwarded to the board for review as the cost for that project should be minimal based on the number of pylons and the scope of work. After the meeting, there was a request to potentially remove the pylon directional signs to keep from having to maintain the upkeep of the signs. A bid will be obtained for sch and this item will be added to the next workshop for discussion by the Board.
- d. Curb Cutout for Vendor Access: There has not been any formal proposals received for this work yet. There will need to be plans completed and submitted to the City of Henderson for review before any work can be completed as well.
- e. 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. May 21 – Solera Community Center
 - ii. August 20 – Anthem Community Center
 - iii. November 19 – Solera Community Center

➤ **Closing Forum**

What are the specifics of the bylaw changes being discussed. It was noted the conversation is too premature to discuss at an open forum at this time. The follow up question was if the bylaws had anything to do with the City of Henderson negotiations discussed and approved above. The light pole negotiations are part of a separate agreement from the bylaws and are not affected by any potential adjustments.

Ingrid Serena of Solera at Anthem noted there are so many lane closures for the landscaping but there is no work actually being done. Helen explained that there would be lunch breaks at certain times, by Dawn chimed in asking if the area Ingrid was referring to was off Hampton, to which ACCI is not doing work in the area. The work being completed in that area is utility work by the City of Henderson and in the future, if there are any issues, Ingrid can contact Tonya of Epic to report the issue and Tony will follow up with City of Henderson.

In the future, when there are lane closures that are going to be completed, Tonya will email the management companies of the individual associations so they could do a blast to their homeowners of where the lane closures will be.

Doug Felman from SCA noted they are going through some changes at the SCA facilities and the Grill is closing. There is currently a coffee bar in the mornings and a happy hour in the afternoons, but there is a vote happening next week by the SCA board to determine what will happen with the Grill area. If something is approved by the SCA board, there will be bay steps taken to open implement something in that location. The facility is open to the public and updated signage has been placed to notify people of such.

Rick asked for the ACCI board to consider SCA taking over landscaped areas currently owned/maintained by ACCI in front of SCA property to be turned over to SCA. David noted that a formal proposal be submitted to ACCI for consideration. Dawn also noted that in the proposal, it should indicate if the areas up for discussion are areas easements maintained by ACCI or owned by ACCI. Once obtained, the proposal can be discussed in detail at upcoming workshops.

➤ **Adjournment**

Motion was made by David De Oto and seconded by Dawn Anderson to adjourn the meeting at 3:57pm.

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.

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING

Anthem Community Center

2450 Hampton Road, Henderson, NV 89052

August 20, 2025



EPIC
ASSOCIATION MANAGEMENT

MINUTES

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

Establish a Quorum of the Board of Directors

Members Present: Helen Coombs (via teleconference), David DeOto, Rick Ernest, Frank Capello, Patrick McNaught, Karen Thomas

Members Absent: No Representative from Terra Bella at this time

Management Present: Tonya Gale

Call to order by: Tonya Gale called the meeting to order at 3:01pm

➤ **Minutes Approval**

A motion was made by David DeOto to approve the May 21, 2025 meeting minutes as presented by Epic Association Management. Motion was seconded by Rick Ernest and Karen Thomas abstained, motion carries.

➤ **Financials Approval**

David De Oto 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 August 2025 at \$250,000 for an 18-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 Frank Capello and carried unanimously. A motion was made by David DeOto to approve the May, June & July 2025 financials as presented by Epic Association Management, subject to audit. Motion was seconded by Rick Ernest and Karen Thomas abstained, motion carries. Additional items discussed were the sweep accounts and the glitch with the operating account not maintaining the \$150,000 in the main account as there was an issue with the sweep accounts only updating the sweep amount every other month. David also discussed future renewals of CDs that come due on October to be renewed at a 3, 12 and 18 month renewal increment in order to keep the laddering of the CD renewals consistent.

➤ **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 and Karen Thomas abstained, motion carries.

- a. **H2O Backflow Assembly Repairs:** The backflows were tested and there were 3 of them that failed that needed repairs. H2O Backflow provided estimate #1666 in the amount of \$555.00 for the repair and retest of all three of the backflows. Work has been completed and verified.
- b. **2026 ACCI Budget:** The draft budget for 2026 was presented to the board at a recent workshop and was thoroughly discussed in conjunction with the updated reserve study. The 2026 budget reduced the assessment of \$179.29 per home annually down to \$158.00 per home annually. Each association pays their assessments quarterly so it reduced the quarterly amount per home by about \$5.32 per quarter. The 2026 budget, once approved by the board during the workshop, was sent to all of the community managers for the ACCI communities in order for the communities to work on their budgets without lag time from ACCI.
- c. **Reserve Study:** There were several reserves study options provided by Complex Solutions based on the total anticipated amount of the full landscape renovation projects and the light pole ownership.

After much consideration and financial thought, the board agreed to adopt the reserve study that allowed for up to a million dollars annually for the major landscape renovation project for the next three years and kept the light poles in as a component of ACCI until further discussions can be held with the City of Henderson. This being said, the final version 6.5 was the correct and fully adopted reserve study from Complex Solutions.

- d. Outsourcing of ArcGIS Input: The ArcGIS system is incredibly time consuming to learn and navigate for someone that has never used the program. An employee of Sun City Anthem, Juvelyn Beale, has not only agreed to help get the system up and running, but has also agreed to make the necessary adjustments that are needed as time goes on in order to track the assets of ACCI. The board has agreed to an annual not to exceed amount that can be spent in paying Juvelyn on an hourly basis. Should the hours built into the budget need to be exceeded, the board will discuss accordingly at that time.
- e. Light Pole Order: There is currently a downed pole near the Anthem Highlands community that is in need of replacing and there were no poles left in the City of Henderson stock and therefore the board agreed to order 4 light poles at this time in the amount of \$16,603.05. The order was approved and processed on June 26, 2025 with a 20-22 week lead time of arrival to the City of Henderson facility. Anticipated arrival would be somewhere around Thanksgiving.
- f. Directional Pylon Painting: Several proposals were obtained and discussed during workshops, with the pricing as follows:
 - a. New Gen Painting: \$4,250.00
 - b. M2 Painting: \$2,112.00
 - c. Unforgettable Coatings: \$5,370.00

After discussion and verification of warranties for the various surfaces, the board ultimately chose M2 Painting and the work was completed in mid-August. The paint scheme was updated on the signs to match the colors used on the waterfall revamp as well. Work has also been completed and verified.

- g. Electrical Repairs due to Turnout Work:
 - a. Street Light Conduits & Electrical Box Replacement: Estimate #1299 in the amount of \$3,250.00 to relocate landscaping and street light conduits, wire and boxes damaged during the excavation of the turnout work. Work has been completed and verified.
 - b. Conduit Relocation at Reunion Corners for Tree Replacement: Estimate #1408 for the relocation of conduit and landscape lights in order to accommodate the tree replacement at the center median at the Reunion Corners in the amount of \$721.73. Work has been completed and verified.
- h. Partial Approval of Quarter 3 Electrical Repairs: Estimate #1292 in the amount of \$170.00 for the removal of a light fixture that was buried in the bushes was approved based on the inspection conducted in Q3 of the Sant Electric contract. Work has been completed and verified.
- i. XL Landscape Unanticipated Items for Renovation Projects:
 - a. Proposal #4750.1 - Time and material adjustment for the "X" turn around in the center median in the amount of \$1,244. This is a one-time increase to cover the additional time and material needed for just this one section.
 - b. Proposal #4597.1 - Additional concrete costs for the pull-outs that were installed per City of Henderson inspections. This is the total amount for all 6 of the individual cut outs and moving forward as we do the cut outs, this amount (divided by 6) will be an additional charge/increase to the overall cost per cut out that is done along the loop based on the standards required by the City. Total cost \$3732.00.
 - c. Proposal #4746.1 & #4746.2 - Removal of two trees that will be in the way of the artificial turf being installed before the bridge but near the waterfalls along Anthem parkway. Cost to remove, \$525. Installing two additional Palo Verde Trees on each side of Anthem Parkway before the bridge in order to fill in the area where the other two trees were removed (including irrigation) \$2860.
 - d. Proposal #4746.3 - Relocation of two irrigation control valve boxes that would have been in the middle of the artificial turf in order for it to have a cleaner and more finished look. The point is to do the work once and never have to do it again! Total cost of \$302.50.

➤ **Action Items**

- a. XL Landscape Update on Current Projects: Donnie Garritano was present for the meeting and discussed the following items:
- i. Maintenance Update: The community is still being managed based on the summer month phasing with controlled pruning, irrigation and valve repairs, and weed control being done in the various phased sections per week. Patrick had asked about the pre-emergent weed control and when it would be completed. Donnie noted that the pre-emergent can only be done when the temperature remains under 90 degrees and therefore it is slated to be done in late September, weather pending, and then again in March.
 - ii. Projects Update:
 1. Reunion “T” has been completed with the renovations.
 2. Netafim installation and new Tree Installations have been completed.
 3. Work is ongoing on the Waterfall entrance with the landscaping portion being done first, followed by the turf installation next week.
 4. Work at the Anthem Club Drive “T” is also being started next week as Patrick and Donnie will be meeting later this week to finalize designing.
 5. Turnouts and Turnaround “X” are also complete.
- Patrick and Donnie will be looking at the trees in the Waterfall area as there may be a couple that might need irrigating or removed and potential placement of other trees in the area. Karen had asked about the installation of the turf across from the Anthem Club entrance and if the seam will be vertical or horizontal. It will run vertical with a wavy type cut in order to hide the seam so it will be virtually invisible. Helen had mentioned a section of grass near the Anthem Club entrance that will need to be converted and Patrick indicated he is aware of the area and they will be addressing it when the native vegetation is done.
- SoilTech is slated to start on their next phase at the waterfall to Coventry Corners starting on Monday, August 25th. The as-builts for the work being completed by XL and SoilTech will be provided once the work is finalized so it can be uploaded into the ArcGIS system.
- David had asked about the granite for the turnouts and if there was a grid used under the granite. Donnie noted there was not need for the grid as the grid would have been needed if artificial turf was used but they went with the stabilized granite so there would not be any runoff or wear issues. It was also noted the color of the turnouts seem to be an eyesore to some, however Patrick indicated that once the permeable is done, the color will flow better with the turnouts. The Police and COH have already started using them and love them. Donnie noted we may need to consider placing signs, even just temporary signs, that indicate there is a utility turnout ahead so people don't get into accidents as they try and turn off in the designated areas.
- b. 2024 Audit Presented by Kasminoff & Associates: The draft audit has been presented to the board for review and discussion. David DeOto read in the following attached document into the minutes for the membership with regards to the audit. A motion was made by David DeOto to approve the draft audit as presented. Motion was seconded by Rick Ernest and approval was unanimous.
- c. Due to Reserves on Financials: For reasons unknown, there is a “due to reserves” amount on the association's financials that stems back to pre-2023 (possibly further back as well). Because the ACCI is not an official homeowner's association, they have the ability to request that this line item be removed from their financials as a write off as they do not have any reserve funding requirements. ACCI does adhere to a reserve study and plans on having the entity be financially sound, however, carrying this “due to” amount of \$403,331.81 does not make much sense. Helen also noted that the amount being on the financials could be confusing to those when they are being reviewed. A motion was made by David DeOto to approve the write off of this “due to” amount. Motion was seconded by Rick Ernest and Frank Capello abstained, motion carries.
- d. Epic Association Management Contract Renewal: The original contract term for Epic Association Management was for fifteen months and the renewal date is January 1, 2026. Tonya Gale has presented the Board with the renewal contract with an increase from \$2995 to \$3295, which was previously noted in the 2026 budget the board has adopted. There were not additional changes to the contract, outside of the price increase. A motion was made by David DeOto to approve the updated contract as presented. Motion was seconded by Frank Capello and motion carries unanimously.

- e. Holiday Lights: There were several proposals obtained and options provided with regards to purchasing lights and having them installed or having a company install the lights annually and rent the items from the company of their choosing. These proposals were reviewed in the July workshop and were as follows:

- a. Lighting Pros of AVG - \$6800 for the following items
 - i. 2 60” wreaths with 30” red bows near monument waterfall signs
 - ii. 2 48” wreaths with 18” red bows (no specific location indicated but possibly on the bridge underpass)
 - iii. 30’ long, 14” wide lighted garland
 - iv. Lights on two palm tree clusters on each side of road
- b. Holiday Decorations - \$1652.29 for the following items
 - i. 2 60” wreaths on each side of the waterfall feature
 - ii. Med palm wrap on each side of the waterfall feature
- c. Highlights - \$3950 for the following items
 - i. Med palm wrap on both side of waterfall feature
 - ii. Bushes wrapped on both sides of the waterfall feature
 - iii. No wreaths included in pricing

The board discussed further at the meeting and a motion was made to approve a not to exceed amount of \$3500 in order to allow additional increases to be made to the Holiday Decorations bids to add a wreath to the bridge and have a few additional trees wrapped. Motion was seconded by Rick Ernest and approval was unanimous.

- f. 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. November 19 – Solera Community Center

➤ **Closing Forum**

None of the owners present had anything to discuss for the closing forum.

➤ **Adjournment**

Motion was made by David DeOto and seconded by Helen Coombs to adjourn the meeting at 3:50pm.

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.

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