

**ANTHEM COMMUNITY COUNCIL,
INC.**

Anthem Community Council 3rd Quarter Board Meeting

Solera - Stardust Room
August 21 2024 - 3:00 PM



FirstService
RESIDENTIAL



FirstService
RESIDENTIAL

ANTHEM COMMUNITY COUNCIL, INC.

Anthem Community Council 3rd Quarter Board Meeting

August 21, 2024, 3:00 PM
Solera - Stardust Room
2401 Somersworth Dr
Henderson, NV 89044

MINUTES

Directors Present

Karen Parness - President
Spencer Haneline- Director
Jay Winter - Treasurer
Dawn Anderson — Secretary (Online)
Helen Coombs - Director
Patrick McNaught - At Large Member
David DeOto - Director

Directors Absent

Anthem Community Council - Member

Additional Attendees

Lilibeth Orozco — Community Manager
Simone Mrdjen - Regional Director

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Call to order time at 3:07 pm

II. DIRECTOR UPDATES

A. COUNCIL MEMBERS UPDATE

Karen Parness addressed the membership and thanked Karen Hadrick for her exemplary hard work and unwavering dedication while serving as a board member for Anthem Council and for her commitment and contributions significantly strengthening the organization. She also motioned to acknowledge Karen Hadrick's resignation and welcomed Spencer Haneline as her replacement.

B. COUNCIL MEMBERS CHANGE OF SEATS

Effective September 30th, 2024, Jay Winter will resign from his current seat as Board Treasurer. David DeOto will take his place, and Jay Winter will remain with Anthem Community Council as Board Director.

III. VENDOR GUEST

A. TBM ELECTRIC

Michael with TBM Electric addressed the board and Membership and provided an update on the first, second, and third-quarter repairs needing approval. Damages to the electrical work consist of vehicle strikes, vandalism, and broken lights, all in Anthem Parkway. These left exposed wires on panels and caused the breakers to trip.

B. XL LANDSCAPE

Donnie G. with XL Landscape addressed the Board and Membership. He covered the last meeting updates and feedback. They have started and delivered a 30-60-90 day plan where they talked about the following: In the first 30 days, they began the mass pruning project and clean up. They've completed the restoration pruning and removed dead vegetation up to Hampton Rd. They also completed ongoing repairs to the irrigation system.

C. TREE SOLUTIONS

The vendor was not present. The Board reviewed the bids previously presented by Tree Solutions,

- For the May 2024 inspection in the amount of \$2400, David DeOto made the motion to be approved, seconded by Patrick McNaught, and the motion passed.
- Removal of six trees for \$4400, David DeOto made the motion to be approved second by Patrick McNaught and motioned passed.
- A 2024 Fall Tree Trimming proposal of 185 trees for \$17,300. David DeOto made the motion to be approved, seconded by Patrick McNaught, and the motion passed.
- 2024 Palm Tree Trimming in the amount of \$6200. David DeOto motioned to table a decision pending additional information from the vendor Tree Solutions and XL Landscape. Patrick McNaught seconded the motion. All Board members motioned in favor of tabling a decision. Motion passed.

IV. APPROVAL OF MINUTES

A. MINUTES FOR MAY 15, 2024 MEETING

Karen Parness moved to approve the minutes for May 15th, 2024, with the corrections previously discussed via email. Spencer Haneline seconded the motion, The motion passed.

V. FINANCIALS

A. APRIL & MAY 2024 FINANCIALS

A motion of acknowledgment was presented by Jay Winter, indicating that he thoroughly examined the organization's monthly financial statements for April and May 2024, along with all the treasurer's reports provided by the management company. Mr. Winter subsequently addressed the membership, delivering a comprehensive overview of the current funds held in the organization's operating and reserve accounts for those respective months.

VI. MANAGEMENT REPORTS

B. LEGAL MATTERS

There are no legal matters at this time.

C. DELINQUENCY REPORT

A motion was made by Jay Winter to place all the accounts exceeding \$2000 in collection; David DeOto informed Management that the Board had a workshop and motioned in the meeting not to send any accounts to collections; they will be reaching out to the owners/Associations and will try to work with them, There were no other motions made after the discussion, the motion died.

D. MANAGEMENT REPORT

Management Provided an update on the Management report of incoming calls

VII. COUNCIL REPORTS

A. JAY WINTER - LIGHTING REPORT

The following comments were made by Jay Winter; "I'm not going to go into the details about it, but many of you know that the street lights on the loop are our responsibility of Anthem Council to replace, The city of Henderson does work Council to replace some of the lights, however, over the last two years that I've been on this board, there have been at least to half a dozen street lights that have been knocked down, and the previous board has made no attempt to follow through with the driver or obtain a police report and driver's information to try to recover costs from the vehicle impact". Dawn Anderson and Jay Winter have met with The city of Henderson's Public Works and discussed other lighting options.

B. DAVID DEOTO - INVESTMENT REPORT/UPDATE

David DeOto made the following comments; "Early July, at one workshop, I brought to the attention of the board that the current funds in the Money Market account, So what we are proposing is that we open one CD with Morgan Stanley for three months to transfer 240,000,

C. PATRICK MCNAUGHT - PLANT PALATE

Patrick McNaught will discuss the current plan to renovate and add more vegetation around Anthem Council in the upcoming meeting. Which will include plants and drawings provided by XL Landscape of the areas.

VIII. UNFINISHED BUSINESS

A. REPAIR/REMOVAL OF BENCH

Management suggested that Council hold off on approving an estimate until XL Landscape provides a bid to replace/repair the benches. Patrick McNaught made a motion to accept the suggestion provided by Management. David DeOto seconded the motion, The Motion passed.

IX. NEW BUSINESS

A. ACCI - 2025 BUDGET ADOPTION

David DeOto moved to accept and adopt the 2025 Anthem Council annual budget with no increase in assessment for the six associations and a 2% increase to the commercial buildings. Helen Coombs seconded the Motion, which passed. The total income anticipated for 2025 based on assessments of the HOA assessments, the commercial assessments, the fees and interest will be \$2,508,565.10. Expenses are anticipated to be \$1,091,030 and which will be \$1,417,535.00 which will be moved into the reserves.

X. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. TERMINATION OF MANAGEMENT CONTRACT

David DeOto motioned to terminate FirstService Residential with the last day being September 30th, 2024. Karen Parness seconded the motion, The Motion passed

B. WEATHERMATIC ANNUAL REGISTRATION - WARRANTY

Helen Coombs motioned to acknowledge the previous approval to include the annual warranty to the Weathermatic System for 27 controllers. Karen Parness seconded the motion, The Motion passed

C. XL LANDSCAPE SIDEWALK REPAIRS

Helen Coombs motioned to acknowledge the previous approval of the estimate submitted by XL Landscape to repair the raised sidewalk. Karen Parness seconded the motion. The Motion passed

D. ACCI INVESTMENT STRATEGY - TRANSFER FUNDS TO MONEY MARKET ACCOUNT

David DeOto motioned to acknowledge the previous approval to transfer the funds from the Money market account to a 3-month CD. Patrick McNaught seconded the motion. The Motion passed

E. APPROVAL OF NEW MANAGEMENT CONTRACT

Tonya Gale addressed the board and membership, providing a detailed overview of the services offered by Epic Association Management. Helen C. & Karen P. Thanked FirstService Residential for the service they provided during the time they were on the Board. After the discussion and comments, Helen Coombs made a motion to approve the new management contract; Karen Parness seconded the motion. The Motion Passed.

XI. SCHEDULING OF NEXT BOARD MEETING

A. TO SCHEDULE THE NEXT COUNCIL MEETING

The Next Scheduled Board meeting will be November 6th, 2024 at 3:00 PM at Solera - Stardust Room 2401 Somersworth Dr Henderson, NV 89044.

XII. PUBLIC COMMENT PERIOD

- Transfer of funds to CDs from Money Market Accounts.
- 2025 Approved Budget and number of units finally sold in Terra Bella.
- Landscape -Renovation Program.
- The Anthem Council Website and the updated agenda must be updated in the system.

XIII. ADJOURNMENT

The Meeting Adjourned at 4.29 PM.