

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.