

ANTHEM COMMUNITY COUNCIL, INC.

QUARTERLY MEETING

Sun City Anthem Community Center

2450 Hampton Road, Henderson, NV 89052

August 18, 2026



EPIC
ASSOCIATION MANAGEMENT

MINUTES

➤ Call to Order/Determine a Quorum

Establish a Quorum of the Board of Directors

Members Present: Helen Coombs, David DeOto, Jay Winter, Karen Parness

Members Absent: Patrick McNaught, Karen Thomas, Rick Ernest

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 May 19, 2026 meeting minutes as presented by Epic Association Management. Motion was seconded by Jay Winter, motion carried unanimously.

➤ Financials Approval

David DeOto gave a breakdown of what is in the operating and reserve accounts and what projects have been done and are in progress to those in attendance. There was one CD that was in need of renewal. David DeOto made a motion to renew that CD at a term of 12 months at \$250,000 at the bank with the highest interest rate available through Morgan Stanley. Motion was seconded by Karen Parness and approval was unanimous. A motion was made by David DeOto to approve the May, June & July 2026 financials as presented by Epic Association Management, subject to audit. Motion was seconded by Helen Coombs, motion carries unanimously.

➤ 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 Helen Coombs, motion carries unanimously.

- a. 2027 budget with a decrease in annual assessments for each of the homes that pays from \$158.00 to \$140.00.
- b. 2025 audit conducted by Kasminoff & Associates.
- c. 2026 Reserve study financial update completed by Complex Solutions.
- d. XL landscape proposal #9747 in the amount of \$259,183.70 for intersection rejuvenations of the following intersections:
 - i. Atchley Dr & Anthem Parkway
 - ii. Red Valley Ave & Anthem Parkway
 - iii. Merrimack Valley Ave & Anthem Parkway
 - iv. Alyssa Jade Dr & Anthem Parkway
 - v. Solera Moon Dr & Anthem Parkway
 - vi. Schaeffer Hills Dr & Anthem Parkway
 - vii. Bicentennial Parkway & Sun City Anthem
 - viii. Foxtail Creek Ave & Sun City Anthem
 - ix. Olivia Heights Ave & Sun City Anthem
- e. H2O Blackflow estimate #1964 in the amount of \$1,445.00 for repairs to 3 of the backflows.
- f. Smithman Productions proposal 2531923 in the amount of \$4,650.00 for holiday lights at the waterfalls and monument sign. (This proposal may be adjusted if there is no power at the Volunteer Monument sign prior to installation)

- g. Wright Ventures proposal in the amount of \$900 for the repairs to the pylon sign just north of Bicentennial on Sun City Anthem that was damaged by street/utility workers in the area.
- h. Unforgettable Coatings proposal dated 5/12/2026 in the amount of \$81,295 to repaint all of the street light lamp heads and arms (361 light poles total). Work will begin in the 4th quarter.
- i. Patrick Signs proposal 263586-01 in the amount of \$3,681.85 to install Terra Bella on 3 additional directional pylons.
- j. Purchase of 10 lights that will be placed in stock with Sant Electric and to be used for replacements for damaged tree lights around the Anthem Loop. Total cost for the lights was \$1,299.27.

➤ **Action Items**

- a. XL Landscape Update on Current Projects: Donnie Garritano was present for the meeting and discussed the following items:
 - i. Maintenance Update: Still being in the summer months we are battling weeds, repairing leaks and doing damage control for the next few weeks until September. Once September comes around, pre and post emergent will begin along with any hard pruning and selective pruning to prepare for the winter months. No major issues have been reported by the supervisor with regards to general maintenance.
 - ii. Projects Update:
 - 1. Monument Sign Update: The lighting is still an issue for the monument sign and so Donnie provided a proposal for solar from one of their contacts. Patrick is still in the works with potentially tapping in to a transformer box, but there is no update on that avenue yet. More discussion will be held in upcoming workshops.
 - 2. Tree & Netafim Installs: The Netafim has all been install to date has been completed through Hampton Road along Anthem Parkway. The remaining trees that need to be installed will be completed by August 26th.
 - 3. Intersection Enhancements: XL will be meeting with Call Before You Dig to mark the areas at the intersection enhancements so those can be started in the next 2-3 weeks. Tonya will notify the managers of the sub associations so they can notify their residents of the workers in the areas.
- b. SoilTech Update on Current Projects: SoilTech is still working very slowly but still working. There is a damaged bench that SoilTech hit during their work that will be assessed by XL for repairs. Once completed, SoilTech will be notified of the chargeback for the repairs.
- c. Next Meeting: Currently Scheduled for November 17, 2026 at 3:00pm at the Sun City Anthem Community Center.

➤ **Closing Forum**

Bruce Stanley from SCA (who will potentially be appointed to the ACCI) commented on how good the financials look with regards to stability compared to when he reviewed them from a couple of years ago. He also noted that no work should be done in areas where the City of Henderson would potentially be doing work in the future. Tonya had indicated we are aware of the intersections and are staying away from them for now.

➤ **Adjournment**

Motion was made by David DeOto and seconded by Helen Coombs to adjourn the meeting at 3:26pm.