

# ANTHEM COMMUNITY COUNCIL, INC.

## QUARTERLY MEETING

Solera Community Center

2401 Somersworth Drive, Henderson, NV 89044

February 17, 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 Thomas, Karen Parness

Members Absent: Patrick McNaught, 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 November 19, 2025 meeting minutes as presented by Epic Association Management. Motion was seconded by Helen Coombs. Jay Winter made the following statement to be recorded into these minutes regarding the November 19, 2025 minutes:

“At the November 19, 2025 meeting, the Board voted unanimously to approve construction of a new monument at the Volunteer “T.” Although I voted in favor of the motion at that time, I am compelled to formally clarify my position following further review of the project and consultation with the Anthem Highlands Board of Directors.

After presenting the matter to the Anthem Highlands Board, I received significant and substantive concerns regarding the \$104,000 expenditure. Given the number of deferred and needed renovations throughout Anthem, approving a discretionary monument project at this time raises legitimate questions regarding fiscal prioritization and stewardship of homeowner funds. Additionally, the monument is unlikely to provide measurable enhancement to property values and will create an ongoing maintenance obligation in perpetuity.

This project will also become the 44th Sun City–owned parcel maintained by the Council and funded in part by non–Sun City homeowners, further raising concerns regarding equity in the allocation of shared resources.

As a fiduciary representative of Anthem Highlands homeowners, I believe it is my responsibility to ensure expenditures reflect prudent financial management and equitable benefit. While the official record reflects a unanimous vote on November 19, 2025, I wish the record to clearly state that upon further consideration, I do not support this expenditure.”

Karen Parness and Karen Thomas both abstained from voting on this matter, motion carries.

### ➤ Financials Approval

David DeOto gave a breakdown of what is in the operating and reserve accounts to those in attendance including his recommendation for the upcoming CD renewals. A motion was made to reinvest the CD that will mature on March 2, 2026 at \$250,000 with Morgan Stanley at the best rate possible for a six-month term. Motion was seconded by Helen Coombs and approval was unanimous. A motion was made by David DeOto to approve the November & December 2025 and January 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 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 Karen Thomas, motion carries unanimously.

- a. Anthem Country Club Trees: Anthem Country Club had presented a request to the ACCI board to have additional trees installed at the Anthem Country Club “T” where work was recently completed by ACCI. The Club felt more coverage was needed and was willing to pay for the additional trees being requested.
- b. Tree Solutions: The following proposals were received and previously approved:
  - a. Proposal #101262: Pruning of 406 Various trees along the “loop” at a cost of \$47,000 (breaks down to about \$116 per tree)
  - b. Proposal #101264: Removal of 19 various trees along the “loop” that are either dead or dying at a cost of \$7,600 (breaks down to about \$400 per tree)
  - c. Proposal #101261: Palm tree pruning of 24 palm trees that are the responsibility of ACCI at a cost of \$2,500 (breaks down to about \$104 per palm)
- c. Clearview Pools: The following proposals were received and previously approved:
  - a. Proposal #1654: Filter pump repairs in the amount of \$3,903
  - b. Proposal #1656: Exhaust fan replacement in the amount of \$2,500
- d. M2 Painting: Proposal dated 01.12.2026 to paint 225 square feet of block wall in an owner’s back yard due to an irrigation leak that occurred on ACCI property in the amount of \$460. Work has been completed and the homeowner has responded with their satisfaction.

➤ **Action Items**

- a. XL Landscape Update on Current Projects: Rudy Pedraza and Bob McPherson were present for the meeting and discussed the following items:
  - i. Maintenance Update: XL is working on hard pruning the plants that are in need and are about 40% done with the pre and post emergent spray. The weeds are going to be bad this year because of the warm winter we have experienced and the rains currently forecasted. They will be working on the approve solenoid repairs that are needed and the valves that need to be replaced is on the meeting agenda for today to discuss. Fertilization will begin 3/1 once the watering schedule changes for the spring.
  - ii. Projects Update:
    1. Curb Cut Out Update: There are 5 turns out left to be completed from the second phase. Numbers 10 & 11 are currently being done and should have the concrete poured this week. The final three should be done in about two weeks, pending weather conditions.
    2. Monument Sign Update: There was not an update provided for the monument sign. Tonya noted she was waiting the information from XL in order to submit for the permits. Bob indicated he would follow up accordingly.
- b. Valve Replacements: XL Landscape has provided proposal #7932 in the amount of \$1,120 for 8 valve replacements that are needed. A map of the locations of where the valves will be installed was also provided. A motion was made by David DeOto to approve the proposal at a not to exceed amount of \$1400 as Rudy had indicated there were two additional valves that were in need of replacement. Motion was seconded by Karen Thomas and approval was unanimous, pending the additional locations of where the additional valves were needed.
- c. Final Phase of Curb Cut Outs: XL Landscape has provided proposal #8014 in the amount of \$85,282.50 for everything but the concrete work for the final phase of fifteen additional curb cut outs. Executive Curbing has submitted proposal #10852 in the amount of \$62,750 for the concrete work for the 15 curb cut outs for a grand total of \$148,032.50 which works out to \$9,868.83 per cut out. This amount is up about 10% from the last round of curb cut outs that were installed. The board requested information on where the additional 10% is being incurred, from the XL side or the Executive Curbing side. A motion was made by David DeOto to table both proposals until information is obtained with regards to additional proposals for consideration to be completed in 2026 in order to ensure ACCI remains on budget. Motion was seconded by Karen Thomas and approval was unanimous.
- d. XL Landscape Tree Installs and Netafim Irrigation Install: XL Landscape has provided the following proposals for the area along Anthem Parkway from the Coventry Corners to the Anthem County Club “T”:
  - i. Proposal #8015: 90 trees ranging in size from 15 gallon to 36” box to include the Netafim irrigation at a total cost of \$64,045.

- ii. Proposal #8018: Installation of Netafim irrigation rings around 260 existing trees (to be determined with a walk of the board) at a total cost of \$83,200.  
The board reviewed and discussed both proposals and determined additional information was needed on the proposals such as the correct location of where the work would be performed and warranty information on the trees. A motion was made by Helen Coombs to table both proposals. Motion was seconded by David DeOto and approval was unanimous.
- e. SoilTech Proposal: SoilTech provided proposal Project #24.136 Phase 2 for the continued permeon and red rock removal work from the Coventry Corners to the Reunion “T” in the amount of \$233,125 plus red rock removal and traffic control contingencies totaling \$69,910. David had asked why the traffic control contingency line item was so high in the bid. Although Tonya will obtain the answer to the question, she noted it was more than likely because the work they will be performing in this phase is closer to the actual road than the areas from the prior phase. A motion was made by David DeOto to approve this proposal as submitted. Motion was seconded by Karen Thomas and approval was unanimous. There was a request to have them start on the northbound side of the parkway, which will be relayed to SoilTech. Tonya noted there should be an additional proposal for the work from the Reunion “T” to the Anthem Country Club “T” submitted by SoilTech in the coming week as well that will be presented and discussed once it is received.
- f. Insurance Renewal: The renewal of the insurance has not been received to date. The broker is actively working on the renewal; however, we are still about 45 days out from the actual renewal and figures have not been received to date. The main issue is the prior broker on the account had this under an HOA policy when it is not an HOA and should have been a commercial policy. This is causing some issues with getting it reestablished in the right category which is taking additional time. This will be discussed at the next board workshop.
- g. City of Henderson Meeting & Light Repair Protocol: Helen Coombs and Tonya Gale met with Eric Hawkins (City of Henderson Public Works Department Traffic Engineer) and Adam Anderson (City of Henderson Public Work Department Traffic Maintenance Field Supervisor) in order to discuss the process of having the light poles replaced when they are knocked over in accidents and also what ACCI would need in order to effectively process the insurance claims for those light pole incidents. Once they realized what we needed in order to effectively process the insurance claims, they noted they would adjust their internal process in order to get the information to ACCI, through Epic, so the claims can be followed up on and processed in a timelier manner. They also noted they would stay on top of their third-party light pole vendor with regards to getting the light poles reinstalled more quickly because currently there is a pole that has been down since October that has not been replaced to date. Since the meeting, Adam has provided what was needed in order to get invoicing started to send over to the insurance companies for the three poles currently down. Helen also advised the City of Henderson is obtaining bids to potentially replace the third-party vendor they are currently using for removal and installations, but that is in the early stages.
- h. Next Meeting: Currently Scheduled for May 19, 2026 at 3:00pm at the Solera Community Center.

➤ **Closing Forum**

Helen explained that Councilwoman Larsen would be providing us with a quarterly update to be read during the meeting as the council meetings conflict with her schedule. This being said, Karen provided us an update on the Field House project that is being built near the Chicken ‘N Pickle. The Field House is a sport complex that will be the first of two locations in Henderson. Additional information can be obtained by going to the COH website.

Pat Taylor of SCA asked if the street lights ACCI replaces are LED. Tonya noted that yes, they are LED lights and the power is paid for by COH.

➤ **Adjournment**

Motion was made by Helen Coombs and seconded by David DeOto to adjourn the meeting at 4:32pm.