

SUMMERLIN WEST COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 11, 2025

As properly noticed, the Summerlin West Community Association Board of Directors held their quarterly business meeting on Tuesday, November 11, 2025, at the Vistas Community Center. Board members present were Vincent Esposito, Chad Hastings, Joe LePore and Charles Niggemeyer. Absent: April Chapman, Katie Willis and Naz Sheng. Administrative Staff: Randy Ecklund, Scott Wingfield and Ashley Abrego.

MEETING SUMMARY

- ORGANIZATION: Annual Election Results, Election of Officers, Summerlin Council Appointees and Declaration of Certification.
- HOMEOWNER COMMENTS ON AGENDA ITEMS: None
- CONSENT AGENDA: Unanimously approved the Consent Agenda, including (A) Minutes: August 12, 2025; (B) Summerlin West and Barcelona Mariposa Bank Reconciliations: July, August, September 2025; (C) Builder Closing Update; (D) Compliance Report – August, September, October 2025.
- COMMITTEE REPORT: Summerlin Council, overview regarding regional park landscaping approach, Trails Community Center renovation/expansion, additional parks and growing maintenance needs; Covenant Compliance Committee Appointments.
- MANAGEMENT REPORT: Management Report included Barcelona-Mariposa committee discussion regarding vehicle gate operators and street loop sensor replacement, additional dog waste cleanup in park, pedestrian gate hinges and locks repair; Park Pro Tek Reports; Park Pro Playground maintenance; Turf conversion update and rebate; Landscape and community wall turnover areas; Community wall damage by vehicles and reported vehicles speeding along W. Lake Mead Blvd.
- NEW BUSINESS: Financials: July, August, September 2025 - Accepted as presented; Par-3, Landscape Agreement and Proposal – Approved as presented; Hilburn & Lein, CPA's Agreement - Approved as presented; 2025 Year End Audit and Tax Preparation - Approved as presented; Builder Parcels Billing and Collection Policy - Approved as presented; Ratify Distributed Generation Systems Guidelines – Ratified; Design Review Standards and Guidelines – Acknowledged/Accepted as presented; 2026 Management Agreement – Approved as presented.
- HOMEOWNER COMMENTS: Resident expressed interest in Google Fiber being available to the community.
- DATE AND TIME OF NEXT MEETING: January 13, 2026, 5:30 p.m. at the Vistas Community Center.
- Held an executive session to discuss and take action on collection issues, compliance issues, legal matters and decisions of the Covenant Compliance Committee.