

SUMMERLIN NORTH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2023

MEETING SUMMARY

NOTICE OF MEETING: Upon notice duly given and received, a meeting of the Summerlin North Community Association Board of Directors was held on Wednesday, November 15, 2023, at the Summerlin North Management Office, 2120 Snow Trail, Las Vegas, NV 89134.

ATTENDANCE: Board Members Present: Cindy Parker, Natasha Amiri, David Johnsen, Don Brizzolara, James Strasser, Elma Dallal, Benjamin Pratt

Board Member(s) Absent: None

ADMINISTRATIVE STAFF: Scott Wingfield, Shaun Costello, Linda Boutwell

ACTION WAS TAKEN ON THE FOLLOWING:

- Homeowner Comments on Agenda Items: None
- Approved the Consent Agenda, including 1) Minutes – October 25, 2023; 2) Bank Reconciliations – October 2023. 3) Builder Closing Update – October 2023; 4) Compliance Reports.
- Committee Report
 - Adopt Revised Design Review, Guidelines and Standards – Management provided the Board with the revised Design Review, Guidelines and Standards that were approved by the Design Review Committee. The Board adopted the updated Guidelines as presented.
- Management Report
 - LandCare Report – Accepted as presented.
 - Turf Conversion Update – Phase four (4) has been approved by the Water Authority. Management will seek a landscape plan from Sage Design, once received, Management will provide the plan to LandCare.
- Unfinished Business
 - City of Las Vegas Easement Update – The City of Las Vegas was scheduled to meet on 11/15/23 to vote on the “friendly” condemnation agreement. Management will update the Board once more information is provided from the Associations attorney.
 - Credit Card Rewards Update – Management met with Chase Bank to discuss options for rewards programs that would be available to the Association. Amex also reached back out to Management to re-open discussions on what might be available.
 - Review Bid Comparisons for Building Renovations – The Board selected Continental Luxury as the interior design consultant for the management building renovations.

- New Business

- Financials: October 2023 – Approved as presented.
 - Review Reserve Study Components – Management informed the Board the need to look at the condition of the iron fencing throughout Summerlin North and put a plan in place for the routine maintenance/replacement of damaged iron fencing.
 - 2023 Year End Audit/Tax Preparation Proposal – Approved as presented.
 - 2024 Board of Directors Meeting Schedule – Approved as presented.
- Homeowner Comments: Ms. Parker explained to the Board and residents in attendance that a meeting was held with Summerlin Council along with a site visit at Cottonwood Canyon Park to discuss options available to try and mitigate the homeless issue there. Ms. Parker also noted there will be another meeting with representatives from the City, elected officials and Metro to further discuss the issue.

Residents from Manorwood thanked the Board and Management for how quickly Summerlin North responded to their concerns and the efforts they are putting in to try and remedy the situation at Cottonwood Canyon Park.

- Date/Time of Next Meeting: January 24, 2024, at 5:00 p.m. Summerlin North Management Office.

Executive Session was held to discuss legal, collection and compliance issues immediately after the regular business meeting.