

SUMMERLIN NORTH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
January 24, 2024

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, January 24, 2024, held at Summerlin North Management Office, 2120 Snow Trail, Las Vegas, NV 89134.

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

Board Member(s) Absent: Don Brizzolara

Administrative Staff: Scott Wingfield, Shaun Costello, Linda Boutwell

ACTION WAS TAKEN ON THE FOLLOWING:

- Homeowner comments regarding agenda items: Motion to discuss new business item Manorwood Neighborhood Improvements regarding fencing and light options with a shared financial responsibility between SNCA and Manorwood. - Approved
- Approved the Consent Agenda, including 1) Minutes – November 15, 2023; 2) Bank Reconciliations – November & December 2023. 3) Builder Closing Update – November & December 2023; 4) Compliance Reports.
- Committee Report
 - Summerlin Council – Spotted Leaf Park renovation is complete. Cottonwood Canyon renovation is next. Council waiting to hear from NDOT regarding Summerlin PKWY. Rebate offset 25% of the cost for Fox Hills renovation. Land transfer of Council common area to SNCA has been approved.
 - Remove/Appoint SNCA Representative to Summerlin Council Board of directors – Natasha Amiri appointed as the SNCA representative replacing Don Brizzolara.
 - Design Review Committee and Representatives – Approved as presented
- Management Report
 - 2023 Water Usage Report - Accepted as presented
 - LandCare Report – Accepted as presented
 - Turf Conversion Update - Phase four (4) in progress
 - Park Pro Tek Report – Accepted as presented
 - Banc of California Merger with PacWest Bankcorp
 - Summerlin North/City Street Light Outages & Repairs
- Unfinished Business
 - City of Las Vegas Easement Update – Legal drafting deed to transfer land from Summerlin Council to SNCA.
 - Building Renovation Update – Color Boards were presented

- New Business
 - Financials: November & December 2023 – Approved as presented
 - Open Sealed Bids for Fence Iron Work along Hualapai Way – 3 bids opened and Cedco Inc. awarded the contract
 - Manorwood Neighborhood Improvement(s) – Item addressed in initial homeowner comments
 - Sage Design Studios Agreement – Approved as presented
 - Golf/Work Cart Options/Purchase – Approved as presented
 - Upcoming Insurance renewal, Cyber Insurance – Cyber Insurance required
 - Specific Assessment Penalties for Violation(s) of the Governing Documents and Late Fee Charge – Brief discussion regarding the possibility of increasing the penalty amount and late fee charge.
- Homeowner Comments:
 - Mr. and Mrs. Clouser had concerns regarding cars in their neighborhood affiliated to neighboring schools. They also had concerns regarding irrigation leaks in common area landscape and the addressing of landscape issues within their neighborhood.
- Date/Time of Next Meeting: February 28, 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.