

SUMMERLIN NORTH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 27, 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, March 27, 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: 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 – February 28, 2024; 2) Bank Reconciliations – February 2024. 3) Builder Closing Update – February 2024; 4) Compliance Reports
- MANAGEMENT REPORT
  - LandCare Report – Accepted as presented.
  - Turf Conversion Update – Phase four (4) passed inspection and the Association will be receiving a rebate of \$41,923.50. Phase five (5) has started.
  - ParkPro Tek Report – Accepted as presented. “Children at Play” signs will be installed at Cielo Vista Park and the Rosedale Minipark.
  - Trash Cans/Vandalism – Reported an increase in fires in community trash cans and common area landscape.
- UNFINISHED BUSINESS
  - City of Las Vegas Easement Update – All three parcels were signed into Summerlin North’s name on 3/25/24. Declaration of Values was signed on 3/27/24 and sent to legal to be recorded. A floating easement was established on parcel 138-29-410-001 in favor of Summerlin Council, in the event a cell tower may be considered on the parcel.
  - Specific Assessment Penalties for Violation(s) of the Governing Documents and Late Charge Fees – Board reaffirmed February 28<sup>th</sup> motion to increase weekly recurring special assessment penalties for violation(s) from \$35 to \$70 and monthly assessment late fee charge from \$5 to \$15 effective 1/1/2025.
- NEW BUSINESS
  - Financials: February 2024 & Investment Update – Financials approved as presented. Management engaged with The March Group regarding new investment options.
  - Open Sealed Bids – Office Renovation – Sealed bids were opened. MK House \$61,120.80, Fong Construction \$67,619.57, Continental Luxury \$57,148.51. Continental Luxury was awarded the contract.
  - Holiday Lights – Contract being put out to bid.
  - Electronic Check Signature(s) – Board directed Management to further research this possibility.

- HOMEOWNER COMMENTS:
  - Cypress Pointe resident expressed concerns to the Board regarding issues taking place in a neighboring park. Specifically, the location of a park bench and current wall height on rear of their property.
  - Cypress Pointe resident expressed concerns regarding the condition of the play area at Tree Top Park along certain trees that are present that may be attracting pigeons.
- DATE/TIME OF NEXT MEETING: April 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.