

**SUMMERLIN NORTH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 28, 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, August 28, 2024, at the 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, and Benjamin Pratt

Board Member(s) Absent: None

ADMINISTRATIVE STAFF: Randy Ecklund, Laura Baldovinos, Shaun Costello, and Danielle Cox.

CALL TO ORDER: 5:00 P.M. – Audio recorded.

HOMEOWNER COMMENTS ON AGENDA ITEMS – None

ACTION WAS TAKEN ON THE FOLLOWING: Approved Under the Consent Agenda:

- Minutes – July 24, 2024
- Bank Reconciliation – July 2024
- Builder Closing/Revenue Schedule Update – July 2024
- Compliance Reports

COMMITTEE REPORTS

- **Summerlin Council Update:** The turf conversion at Cottonwood Canyon and Spotted Leaf Park has been completed. Additionally, the 2025 Budget and Fixed Asset Capitalization Policy were approved.
- **Adopt Revised Design Review, Guidelines and Standards:** Legal counsel recommended updates, and the revised verbiage has been included in the guidelines. The Guidelines were adopted as presented.
- **Appointment of Committee Members and Administrative Representatives:** Committee Members and Administrative Representatives were appointed.

MANAGEMENT REPORT

- **LandCare Report:** The report was reviewed and accepted as presented.
- **Turf Conversion Update:** Phases 5 and 6 of the turf conversion have been completed. Phase 7 is being prepared for submission to the Southern Nevada Water Authority (SNWA).
- **Parade Route Invoices Review:** The Board appointed Mr. Johnsen as the liaison for approving Parade Proposals.
- **SNWA Waiver Application:** The Board approved the SNWA Waiver Application to preserve the Parade Route.

UNFINISHED BUSINESS

- **City of Las Vegas Easement Update:** Payment has been received for the sale of easements to the City of Las Vegas.
- **Adoption of 2025 Proposed Budget:** The budget for 2025 was adopted as presented. The 2025 monthly Assessment will remain at \$65.00 per month.
- **Manorwood Update, Gate and Lighting Improvements:** The installation of the fence, gate, light bollards, and light poles has been completed.

NEW BUSINESS

- **Financials:** July 2024: The July financials were reviewed and approved as presented.
- **Mutual Benefit Agreement:** The agreement was approved as presented.
- **Resolution to Authorize Corporate Credit Card Account & Corporate Guarantee:** The resolution was adopted as presented.

HOMEOWNER COMMENTS

- Residents from the Cypress Pointe community expressed concerns about the paint colors used on two homes within their neighborhood and suggested paint schemes be updated.

DATE/TIME OF NEXT MEETING: September 25, 2024, at 5:00 p.m. Summerlin North Management Office.

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