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TRAV, A CICC
Board of Directors Meeting

Regular Session Meeting Minutes
February 10, 2025 @ 6:30 PM
The Onsite Clubhouse
9050 West Tropicana Avenue
Las Vegas, NV 89147

Board Members Present

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| Julie Hughes | President |
| Paulino Gonzalez III | Secretary |

Board Members Absent

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| Sean Struble | Treasurer |
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Management Present

Andrew Ringer – Managing Member, AR Community Consulting

I. Call to Order & Establishment of Quorum

Andrew Ringer called the meeting to order at **6:35 PM** and established that a quorum of the Board of Directors was present to conduct business.

II. Homeowner “Agenda” Forum

There were five homeowners in attendance, however, there were no remarks or questions at this time.

III. Approval of Regular Session Meeting Minutes

A. Julie Hughes made a motion to reject the regular session meeting minutes from October 16, 2024, as written by CAMCO. Motion was seconded by Paulino Gonzalez III. Motion carried.

IV. Approval of Monthly Financials

- A. Julie Hughes made a motion to approve the July, August, September & October 2024 financials as prepared by CAMCO (subject to audit). Motion was seconded by Paulino Gonzalez III. Motion carried.

V. Old Business

- A. **Review/Discussion of Potential Association Bulletin Board** – Managing Member of AR Community Consulting (Andrew Ringer), advised the Board of Directors that in all actuality, this subject matter is ultimately a decision to be made by the X-IT HOA Board of Directors, not the TRAV, A CICC Board of Directors. The Board of Directors accepted Mr. Ringer’s guidance and counsel.

VI. New Business

- A. **Fenton Grant Kaneda & Litt, LLP Update on Construction Defect Claim** – Attorney with Fenton Grant Kaneda & Litt, LLP (Bryan Abele) was present at the meeting to answer questions and provide updates to the Board of Directors and homeowners in attendance with respect to the associations construction defect claim against the developer (Ryland Homes Nevada, LLC).
- B. **Review/Discussion/Updates from XL Landscape Development** – The Board of Directors reviewed the following proposal:

Landscape Maintenance Proposal (REVISED) in the amount of \$2,123.75 with 1X Annual Palms – **(APPROVED)**

After further review and discussion, Julie Hughes made a motion to accept the proposal as indicated above. Motion was seconded by Paulino Gonzalez III. Motion carried.

- C. **Review/Discussion of New Lighting Additions Throughout the Association Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Callidus Electric in the amount of \$34,600.00, Dave’s Electric in the amount of \$22,646.00, ISG Lighting in the amount of \$32,710.00 and J&L Construction in the amount of \$8,337.84 (this price is solely for illuminating the three trash enclosure areas, specifically). After further review and discussion, Julie Hughes made a motion to vote on this agenda item via email. Motion was seconded by Paulino Gonzalez III. Motion carried.

- D. **Review/Discussion of Building 9, Units 1051-1055 & Building 10, Units 1056-1059 Signs** – In September 2024, Julie Hughes informed Managing Member of AR Community Consulting (Andrew Ringer), that there are problems with these specific building signs. Signarama completed a site survey in September 2024. Owner of Signarama (Mo Sahihi) stated that her team found at least 4 building signs that were way worse than the specific ones that Julie Hughes was referencing (and that the Board of Directors needs to make the shape of the signs simple rectangular in shape as the existing signs are very old fashioned). After further review and discussion, Paulino Gonzalez III made a motion to have the scope of this matter to be that the Board of Directors address solely and specifically all of the buildings which have signs completely missing and/or are damaged. The Board of Directors will vote on this agenda item via email in terms of how it wants to move forward after identifying the signs completely missing and/or are damaged. Motion was seconded by Julie Hughes. Motion carried.
- E. **Review/Discussion of Roof Debris Removal Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Dri Tech in the amount of \$13,799.00, PRS in the amount of \$5,510.00 and TC Roofing Company & Construction in the amount of \$30,375.00 (this price also includes roof maintenance). Marketing & Sales with TC Roofing Company & Construction (Liz Fountain) as well as President of TC Roofing Company & Construction (Carlos Chavez) were present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Julie Hughes made a motion to postpone this agenda item. Motion was seconded by Paulino Gonzalez III. Motion carried.
- F. **Ratification of Hall & Evans Legal Counsel Decision** – After further review and discussion, Julie Hughes made a motion to ratify the decision made outside of the Board of Directors meeting to have Hall & Evans serve as the associations general counsel. Motion was seconded by Paulino Gonzalez III. Motion carried.
- G. **Ratification of AR Community Consulting Association Management Firm Decision** – After further review and discussion, Julie Hughes made a motion to ratify the decision made outside of the Board of Directors meeting to terminate CAMCO as the associations association management firm and hire AR Community Consulting as the associations association management firm. Motion was seconded by Paulino Gonzalez III. Motion carried.

- H. **Ratification of Adoption of Draft 2025 Annual Budget Decision** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that from everything that he has reviewed, he sees no evidence that the associations former management firm (CAMCO) followed NRS 116.31151, which would therefore make the 2025 budget, and it's increase in assessments illegal. Mr. Ringer cautioned the Board of Directors that it is entirely possible that he is incorrect, and he welcomes being proven wrong in this matter if the Board of Directors can provide evidence that the associations former management firm (CAMCO) complied with NRS 116.31151. After further review and discussion, Julie Hughes made a motion to revert the assessments back to their 2024 rate of \$328.00 per month (as opposed to \$375.00 per month in 2025). Motion was seconded by Paulino Gonzalez III. Motion carried.
- I. **Ratification of RBM Building Services New Light Bulbs Throughout the Association Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$2,987.69 (of which the final billing to be determined will be discounted due to certain lights not being able to be changed by RBM Building Services). Motion was seconded by Paulino Gonzalez III. Motion carried.
- J. **Ratification of Rebel Custom Construction Concrete Walkway to Trash Area by Building 12 Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$1,450.00. Motion was seconded by Paulino Gonzalez III. Motion carried.
- K. **Ratification of Summit Fire & Security Fire Inspection Services Decision** – After further review and discussion, Paulino Gonzalez III made a motion to ratify the decision made outside of the Board of Directors meeting to terminate Johnson Controls as the associations fire inspection services company and hire Summit Fire & Security as the associations fire inspection services company. Motion was seconded by Julie Hughes. Motion carried.
- L. **Review/Discussion of Reserve Study Results (Per NRS 116.31152)** – Per NRS 116.31152, the Board of Directors formally conducted its annual review of the results of the reserve study. After further review and discussion, Paulino Gonzalez III made a motion to not address any of the reserve items listed under the 2025 expenditures. Motion was seconded by Julie Hughes. Motion carried.

VII. Review/Discussion of Potential New Action Items

A. **Review/Discussion of IRS Form 8821** – After further review and discussion, Julie Hughes signed IRS Form 8821 to get the associations utilities updated.

B. **Review/Discussion of Rebel Custom Construction Fire Riser Room Door Replacement @ Building 6 Proposal** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that the original proposal that they approved (proposal #2063 in the amount of \$1,200.00) now has a change order due to Rebel Custom Construction ordering the wrong type of door. The new proposal for the correct style of door is in the amount of \$1,700.00. After further review and discussion, Paulino Gonzalez III made a motion to accept the new proposal from Rebel Custom Construction. Motion was seconded by Julie Hughes. Motion carried.

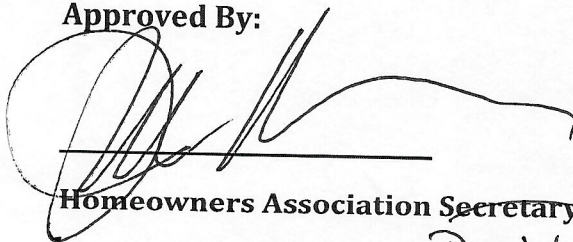
VIII. Homeowner Open Forum

There were five homeowners in attendance, however, there were no remarks or questions at this time.

IX. Schedule Next BOD Meeting/Adjournment

After further discussion, the Board of Directors agreed upon having the next Board of Directors meeting on May 6, 2025, starting at 11:00AM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Julie Hughes made a motion to adjourn the regular session at 8:15 PM. Motion was seconded by Paulino Gonzalez III. Motion carried.

Approved By:



~~Homeowners Association Secretary~~

President