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X-IT HOA
Board of Directors Meeting
Regular Session Meeting Minutes
March 12, 2025 @ 6:30 PM
The Onsite Clubhouse
9050 West Tropicana Avenue
Las Vegas, NV 89147

Board Members Present

Jeff Shea
Margret Cifaldi

Treasurer
Secretary

Board Members Absent

N/A

Management Present

Andrew Ringer – Managing Member, AR Community Consulting

I. Call to Order & Establishment of Quorum

Andrew Ringer called the meeting to order at **6:32 PM** and established that a quorum of the Board of Directors was present to conduct business.

II. Homeowner “Agenda” Forum

There were eight homeowners in attendance. The homeowners had the following questions/inquiries:

1. “What’s a utility door?”

2. “What’s a flock camera?”

3. There were various questions about security and mailboxes.

4. There were various questions about the associations reserves.

III. Approval of Regular Session Meeting Minutes

- A. Jeff Shea made a motion to approve the regular session meeting minutes from December 10, 2024, as written by Level Community Management. Motion was seconded by Margret Cifaldi. Motion carried.

IV. Approval of Monthly Financials

- A. There were no monthly financials to be approved at this time due to former management (Level Community Management), never providing AR Community Consulting with the November & December 2024 financials.

V. Old Business

- A. There was no old business to be discussed at this time.

VI. New Business

- A. **Review/Discussion of Painting Association Buildings to Match TRAV, A CICC's Buildings Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from HIJ Painting in the amount of \$163,445.00, PME Painting in the amount of \$172,200.00 and Elite Finishes in the amount of \$248,446.00. Operations Manager with PME Painting (Adam Silversmith) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Margret Cifaldi made a motion to direct Adam Silversmith to come up with 3 or 4 renderings with different color combinations (excluding colors that have red or yellow fast fading colors). Motion was seconded by Jeff Shea. Motion carried.
- B. **Review/Discussion of Pool Area Spa Resurfacing Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from R.O.W. Custom Enterprises NV in the amount of \$30,027.00, Fresh & Clear Pool Service in the amount of \$36,751.75 and Nationwide Pool in the amount of \$12,750.00. Pool Estimator with R.O.W. Custom Enterprises NV (Mike Canyon Stegmann) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Jeff Shea made a motion to accept the proposal from Nationwide Pool. Motion was seconded by Margret Cifaldi. Motion carried.
- C. **Review/Discussion of Enclosing of Mailbox Areas w/Keyed Entry Doors Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Kelleher Davis Contracting LLC in the amount of \$30,100.00, Yack Construction in the amount of \$21,320.00 (for option 2) and \$20,280.00 (for option 1), and Fencing Specialists in the amount of \$9,927.35. Estimator with Yack Construction (Carlos Madrid) as well as Vice President of Yack Construction (Rodney Yack) were present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and

discussion, Margret Cifaldi made a motion to postpone this agenda item. Motion was seconded by Jeff Shea. Motion carried. Additionally, the Board of Directors directed Managing Member of AR Community Consulting (Andrew Ringer), to look into options for simply upgrading the associations mailboxes.

- D. **Review/Discussion of Flock Cameras @ Middle Island Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Las Vegas Tech Pros LLC in the amount of \$5,761.96, NextGen Protection Companies in the amount of \$18,430.00 and Power On AVMS in the amount of \$15,865.06. Director of Business Development with Las Vegas Tech Pros LLC (Matt Paddock) as well as Founder/CEO of Las Vegas Tech Pros LLC (Cary Wendt) were present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Margret Cifaldi made a motion to accept the proposal from Las Vegas Tech Pros LLC. Motion was seconded by Jeff Shea. Motion carried.
- E. **Review/Discussion/Updates from XL Landscape Development** – Vice President of Client Services (Gita Mason), was present at the meeting in order to engage in a Q&A session with the Board of Directors and homeowners in attendance and provide overall updates.
- F. **Review/Discussion Front Vehicle Gates Preventative Maintenance Plan Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Custom Specialties Group in the amount of \$1,840.00 annually, Gibson Construction in the amount of \$100.00 per hour, and Advanced Technology in the amount of \$335.00 per quarter. After further review and discussion, Jeff Shea made a motion to accept the proposal from Advanced Technology and to terminate the associations current front vehicle gates preventative maintenance company (Community Access Systems). Motion was seconded by Margret Cifaldi. Motion carried.
- G. **Review/Discussion of Security Services Proposals** – The Board of Directors reviewed a variety of different options, respectively from GCS Security, Invictus International and Archer West Security. After further review and discussion, Jeff Shea made a motion to take no action on this agenda item. Motion was seconded by Margret Cifaldi. Motion carried.
- H. **Review/Discussion of Potential Association Website** – The Board of Directors reviewed a proposal from BRANDELUX (in partnership with Zen Digital Analytics) in the amount of \$9,894.00. Founder of Zen Digital Analytics (Neil Shapiro) as well as Co-Founder & COO of BRANDELUX (Paul Hyman) were present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Margret Cifaldi made a motion to accept the proposal from BRANDELUX (in partnership with Zen Digital Analytics). Motion was seconded by Jeff Shea. Motion carried.

- I. **Review/Discussion of Utility Door @ Building 20** – The Board of Directors opened and reviewed sealed bids for a new utility door @ building 20, respectively from Titan Construction Services in the amount of \$6,185.00, Window World of Southern NV in the amount of \$5,218.00 for a double door with paint (and \$3,967.00 for a single door with paint, \$4,518.00 for a double door with no point and \$3,367.00 for a single door with no paint) and The Window & Door Store in the amount of \$4,771.91. After further review and discussion, Margret Cifaldi made a motion to accept the proposal from The Window & Door Store. Motion was seconded by Jeff Shea. Motion carried.
- J. **Ratification of Pacific Coastal Reserves Level 1 Reserve Study Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$1,280.00. Motion was seconded by Jeff Shea. Motion carried.
- K. **Ratification of Pacific Coastal Reserves Level 1 Reserve Study (Shared Common Cost Center) Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$1,600.00. Motion was seconded by Margret Cifaldi. Motion carried.
- L. **Ratification of PME Painting Painting Red & Green Curbs Throughout the Association Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$2,987.69. Motion was seconded by Jeff Shea. Motion carried.
- M. **Ratification of Fresh & Clear Pool Service Pool & Spa Leak Detection Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$2,000.00. Motion was seconded by Jeff Shea. Motion carried.
- N. **Ratification of VFIPS Bulletin Board Installation @ Mailbox Areas Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$1,300.00. Motion was seconded by Jeff Shea. Motion carried.
- O. **Ratification of Desert Steel Fall Protection Fence @ Mailbox Area Near TRAV. A CICC Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$2,850.00. Motion was seconded by Margret Cifaldi. Motion carried.
- P. **Ratification of Battle Born Access Systems Pool Area Iron Fencing Repairs Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$1,784.35. Motion was seconded by Margret Cifaldi. Motion carried.

- Q. **Ratification of AR Community Consulting Association Management Firm Decision** – After further review and discussion, Jeff Shea made a motion to ratify this decision made outside of the Board of Directors meeting to terminate Level Community Management as the associations association management firm and hire AR Community Consulting as the associations association management firm. Motion was seconded by Margret Cifaldi. Motion carried.
- R. **Ratification of Equip Fitness Vision Fitness Suspension Elliptical Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$3,612.66. Motion was seconded by Margret Cifaldi. Motion carried.
- S. **Ratification of Equip Fitness Preventive Maintenance Agreement Decision** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$125.00 per quarter. Motion was seconded by Jeff Shea. Motion carried.
- T. **Ratification of Fencing Specialists Knox Lox Box Installation @ Manual Emergency Vehicle Access Gates (Near TRAV, A CICC - Unit 1076) Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$553.10. Motion was seconded by Jeff Shea. Motion carried.
- U. **Ratification of Fencing Specialists Knox Lox Box Installation @ Manual Emergency Vehicle Access Gates (Near TRAV, A CICC - Unit 1076) Damaged Iron Repairs Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$1,118.89. Motion was seconded by Margret Cifaldi. Motion carried.
- V. **Ratification of Summit Fire & Security Fire Inspection Services Decision** – After further review and discussion, Jeff Shea 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 Margret Cifaldi. Motion carried.
- W. **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, Margret Cifaldi made a motion to address all of the reserve items listed under the 2025 annual reserve disbursements page of the reserve study. Motion was seconded by Jeff Shea. Motion carried.

VII. Review/Discussion of Potential New Action Items

- A. **Ratification of Bray Law Group Attorney Fee Agreement Decision** – After further review and discussion, Jeff Shea made a motion to ratify the decision made outside of the Board of Directors meeting to sign the attorney fee agreement with Bray Law Group. Motion was seconded by Margret Cifaldi. Motion carried.
- B. **Review/Discussion of Declaration of Easements & Covenant to Share Costs** – Managing Member of AR Community Consulting (Andrew Ringer), advised the Board of Directors that while he is not an attorney, he believes that the associations Board of Directors is in violation of section 2.8 of the declaration of easements and covenant to share costs. Mr. Ringer formally advised the Board of Directors on record that he believes that it would be in the associations best interests if the Board of Directors obtained a formal legal opinion on this matter. After further review and discussion, Margret Cifaldi made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer), to obtain a formal legal opinion on this matter from the associations Attorney (David Bray) of Bray Law Group. Motion was seconded by Jeff Shea. Motion carried.
- C. **Review/Discussion of Power Washing Trash Huts Proposals** – The Board of Directors reviewed proposals from Jettison Services LLC in the amount of \$1,200.00 for a one-time service for power washing the trash huts (\$900.00 for a bi-monthly contract for power washing the trash huts and \$250.00 for removing 1 mattress and 2 sofas from the trash huts), Power Elite Services in the amount of \$425.00 for a bi-monthly contract for power washing the trash huts and \$550.00 for a quarterly contract for power washing the trash huts. After further review and discussion, Margret Cifaldi made a motion to vote on this agenda item via email. Motion was seconded by Jeff Shea. Motion carried.
- D. **Ratification of Battle Born Access Systems Pool Area Iron Fencing Failing Post Replacement Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$802.13. Motion was seconded by Margret Cifaldi. Motion carried.

VIII. Homeowner Open Forum

There were eight homeowners in attendance. A homeowner had general questions about assessments.

IX. Schedule Next BOD Meeting/Adjournment

After further discussion, the Board of Directors agreed upon having the next Board of Directors meeting on June 12, 2025, starting at 6:00PM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Jeff Shea made a motion to adjourn the regular session at 9:34 PM. Motion was seconded by Margret Cifaldi. Motion carried.

Approved By:

MARGRET CIFALDI

Margret Cifaldi
Homeowners Association Secretary

X-IT BOARD MEMBER