



# AR COMMUNITY CONSULTING

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**TRAV. A CICC**  
**Board of Directors Meeting**

**Regular Session Meeting Minutes**  
**May 6, 2025 @ 11:00 AM**  
**The Onsite Clubhouse**  
**9050 West Tropicana Avenue**  
**Las Vegas, NV 89147**

**Board Members Present**

Julie Hughes	President
Sean Struble	Treasurer

**Board Members Absent**

Paulino Gonzalez III	Secretary
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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 **11:39 AM** and established that a quorum of the Board of Directors was present to conduct business.

**II. Homeowner “Agenda” Forum**

There were two homeowners in attendance. A homeowner complained about air coming through her front doors and her window and door frames to her unit being fractured.

**III. Approval of Regular Session Meeting Minutes**

A. Julie Hughes made a motion to approve the regular session meeting minutes from February 10, 2025, as written by AR Community Consulting. Motion was seconded by Sean Struble. Motion carried.

#### **IV. Approval of Monthly Financials**

- A. Julie Hughes made a motion to approve the November & December 2024 financials as prepared by CAMCO (subject to audit). Motion was seconded by Sean Struble. Motion carried.
  
- B. Julie Hughes made a motion to approve the January, February & March 2025 financials as prepared by AR Community Consulting (subject to audit). Motion was seconded by Sean Struble. Motion carried.

#### **V. Old Business**

- A. **Review/Discussion of Roof Debris Removal Proposals** – The Board of Directors once again reviewed proposals, 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). Vice President of PRS (John Tighe) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal. It is hereby noted for the record that an additional proposal by Dri Tech was submitted in the amount of \$4,516.00 (for a boom lift rental for inspection) and PRS in the amount of \$16,200.00 for a maintenance program. After further review and discussion, Julie Hughes made a motion to vote on this agenda item via email. Motion was seconded by Sean Struble. Motion carried.
  
- B. **Review/Discussion of New Lighting Additions Throughout the Association Proposals** – After further review and discussion, Julie Hughes made a motion to ratify the expense ISG Lighting in the amount of \$20,710.00 and J&L Construction in the amount of \$8,337.84 (this price is solely for illuminating the three trash enclosure areas, specifically). Motion was seconded by Sean Struble. Motion carried.
  
- C. **Review/Discussion of Building 9, Units 1051-1055 & Building 10, Units 1056-1059 Signs** – After further review and discussion, Julie Hughes made a motion to backpedal on the Board of Directors decision on this matter from the February 10, 2025 Board of Directors meeting, instead opting to direct Managing Member of AR Community Consulting (Andrew Ringer) to obtain bids for complete removal and replacement of all of the building signs throughout the entire association. Motion was seconded by Sean Struble. Motion carried.
  
- D. **Ratification of Adoption of Draft 2025 Annual Budget Decision** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that since the last Board of Directors meeting on February 10, 2025, he had reversed his stance on this matter. He informed the Board of Directors that the associations former management firm (CAMCO) did in fact follow NRS 116.31151, which would indeed make the 2025 budget, and it's increase in assessments completely legal. After further review and discussion, Julie Hughes made a

motion to reverse the motion made at the February 10, 2025, Board of Directors meeting and keep the monthly at the 2025 rate of \$375.00 per month. Motion was seconded by Sean Struble. Motion carried.

**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 of Potential Annexation Between TRAV, A CICC & X-IT HOA** – The associations legal counsel (Troy R. Dickerson), Counsel with Hall & Evans, LLC as well as X-IT HOA's legal counsel (David Bray), Attorney with Bray Law Group LLC, were both present at the meeting to answer all of the Board of Directors questions related to a potential annexation of TRAV, A CICC & X-IT HOA.
- C. **Review/Discussion of Hall & Evans Draft Association Rules & Regulations** – The associations legal counsel (Troy R. Dickerson), Counsel with Hall & Evans, LLC was present at the meeting to provide initial responses and findings regarding certain provisions recently asked to be added to the associations governing documents by Julie Hughes. After further review and discussion, Julie Hughes made a motion to postpone this agenda item. Motion was seconded by Sean Struble. Motion carried.
- D. **Review/Discussion of Pest Control Services Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Burns Pest Elimination in the amount of \$215.00 per month, Exceed Pest Defense in the amount of \$465.00 per month and Ace Pest Control in the amount of \$235.00 per month. Branch Manager of Burns Pest Elimination (Beckie Shudinis) was 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 vote on this agenda item via email. Motion was seconded by Sean Struble. Motion carried.
- E. **Review/Discussion/Updates from XL Landscape Development** – Vice President of Client Services with XL Landscape Development (Gita Mason), was present at the meeting in order to present and review with the Board of Directors the following proposal:

Tree Trimming Proposal in the amount of \$4,200.00 – **(APPROVED)**

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

- F. **Review/Discussion of Below Windows Horizontal Railings Removal Proposals** – The Board of Directors opened and reviewed a sealed bid from New Wings in the amount of \$31,968.00. Representatives from New Wings (Romina Jaimovich & Mauro Sisro) were both present at the meeting to answer all of the Board of Directors questions related to their respective proposal. It is hereby noted for the record that Managing Member of AR Community Consulting (Andrew Ringer), attempted to obtain two other proposals for this work (one from Western Door & Gate & one from Eminence Construction), however, neither company provided a proposal in time for the meeting. After further review and discussion, Julie Hughes made a motion to vote on this agenda item via email. Motion was seconded by Sean Struble. Motion carried.
- G. **Review/Discussion of Association Insurance Proposals** – The Board of Directors reviewed a proposal from Brian Berg Insurance Services in the amount of \$36,483.00 (total premium). It is hereby noted for the record that Managing Member of AR Community Consulting (Andrew Ringer), attempted to obtain two other proposals for the associations insurance renewal (one from Pearce Insurance Agency & one from CAU), however, neither company felt comfortable with providing a quote to the association due to the associations construction defect issues and below windows horizontal railings. After further review and discussion, Sean Struble made a motion to accept the proposal from Brian Berg Insurance Services. Motion was seconded by Julie Hughes. Motion carried.
- H. **Ratification of PME Painting Painting of Various Common Elements Expense** – After further review and discussion, Sean Struble made a motion to ratify this expense in the amount of \$3,047.80. Motion was seconded by Julie Hughes. Motion carried.
- I. **Ratification of PME Painting Painting Red Curbs Throughout the Association Expense** – After further review and discussion, Sean Struble made a motion to ratify this expense in the amount of \$1,000.00. Motion was seconded by Julie Hughes. Motion carried.
- J. **Ratification of Power Elite Services Power Washing Trash Huts Expense** – After further review and discussion, Julie Hughes made a motion to ratify the decision made outside of the Board of Directors meeting to have Power Elite Services power wash the associations trash huts in the amount of \$255.00 (bi-monthly charge). Motion was seconded by Sean Struble. Motion carried.
- K. **Ratification of Silverstate Locksmith Rekeying of 14 Fire Riser Room Doors Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$2,676.20. Motion was seconded by Sean Struble. Motion carried.

- L. **Ratification of Alliance Environmental Group Fire Riser Room Door Replacement @ Building 5 Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$6,622.00. Motion was seconded by Sean Struble. Motion carried.
  
  - M. **Review/Discussion of Bainbridge, Little & Co, LLP December 2022 Draft Audited Financial Statements & December 2023 Draft Audited Financial Statements** – After further review and discussion, Julie Hughes made a motion to sign the letter of representations from Bainbridge, Little & Co, LLP for years 2022 & 2023, respectively. Motion was seconded by Sean Struble. Motion carried.
  
  - N. **Review/Discussion of AR Community Consulting & TRAV, A CICC/X-IT HOA Common Cost Center** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors of his intentions to charge TRAV, A CICC/X-IT HOA Common Cost Center a monthly management fee for his company's substantial time investment day to day into the TRAV, A CICC/X-IT HOA Common Cost Center due to the TRAV, A CICC/X-IT HOA Common Cost Center essentially functioning operationally like its own individual entity/association.
- VII. **Review/Discussion of Potential New Action Items**
- A. **Ratification of Summit Fire & Security Fire Sprinkler Repairs @ Building 10 Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$1,760.00. Motion was seconded by Sean Struble. Motion carried.
  
  - B. **Ratification of Xanders Services & Carpet Cleaning Turf Cleaning Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$3,000.00. Motion was seconded by Sean Struble. Motion carried.
  
  - C. **Review/Discussion of Ampere Electric Remove & Replace 2 Flood Lights @ Building 7 Proposal** – The Board of Directors reviewed a proposal from Ampere Electric in the amount of \$1,172.00. After further review and discussion, Julie Hughes made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer), to obtain two more bids for this work. The Board of Directors will vote on this matter via email. Motion was seconded by Sean Struble. Motion carried.
  
  - D. **Review/Discussion of Julie Wanting Homeowner Opinions on Various Items Unrelated To TRAV, A CICC** – Julie Hughes wanted the opinions from homeowners regarding security for the association, turning the manual emergency vehicle access gate near Unit 1076 into an automated gate, improving lighting at the main entrance of the association, entrance planter/landscaping as well as Amazon lockers or Luxor lockers. Ultimately, there were no homeowners present at the meeting to express their opinions.

**VIII. Homeowner Open Forum**

There were no homeowners in attendance.

**IX. Schedule Next BOD Meeting/Adjournment**

After further discussion, the Board of Directors was unsure of what date and time it would hold the next Board of Directors meeting at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Sean Struble made a motion to adjourn the regular session at 2:06 PM. Motion was seconded by Julie Hughes. Motion carried.

**Approved By:**



A handwritten signature in black ink, appearing to be 'M. Struble', is written over a horizontal blue line. The signature is stylized and cursive.

**Homeowners Association Secretary**

*Resident*