



# AR COMMUNITY CONSULTING

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## **X-IT HOA**

### **Board of Directors Meeting**

#### **Regular Session Meeting Minutes**

**May 9, 2025 @ 1:30 PM**

**The Onsite Clubhouse**

**9050 West Tropicana Avenue**

**Las Vegas, NV 89147**

#### **Board Members Present**

Jeff Shea

Treasurer

Margret Cifaldi

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 **1:40 PM** and established that a quorum of the Board of Directors was present to conduct business.

##### **II. Homeowner “Agenda” Forum**

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

**1. “What are first aid kits and where are the first aid kits located?”**

**2. “Did you pick a paint scheme selection?”**

**3. “Are you gonna raise the HOA fees?”.**

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

- A. Margaret Cifaldi made a motion to approve the regular session meeting minutes from March 12, 2025, as written by AR Community Consulting. Motion was seconded by Jeff Shea. Motion carried.

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

- A. There were no monthly financials to be approved at this time.

### **V. Old Business**

- A. **Review/Discussion of Enclosing of Mailbox Areas w/Keyed Entry Doors Proposals** – The Board of Directors once again reviewed proposals, 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. General Manager of B&F Industries (Will Garate-Gomez) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal (which was for removal of exiting mailbox wall units and installation of new mailbox wall units in the amount of \$29,595.00). After further review and discussion, Margaret Cifaldi made a motion to take no action on this agenda item, and instead direct Will Garate-Gomez, to submit a proposal solely for repairs of the associations existing damaged mailboxes. Motion was seconded by Jeff Shea. Motion carried.

### **VI. New Business**

- A. **Review/Discussion/Updates from XL Landscape Development** – The Board of Directors was presented with and reviewed the following proposals from XL Landscape Development:

Plant Installations Proposal in the amount of \$750.00 – **(APPROVED)**

Plants R&R Proposal in the amount of \$1,800.00 – **(APPROVED)**

Rock Refresh Throughout Association Proposal in the amount of \$8,555.00 – **(APPROVED)**

Tree Removals Proposal in the amount of \$1,620.00 – **(APPROVED)**

After further review and discussion, Margaret Cifaldi made a motion to accept all four proposals listed above. Motion was seconded by Jeff Shea. Motion carried.

- B. **Review/Discussion of Pest Control Services Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Ace Pest Control the amount of \$235.00 per month for the association (and \$30.00 per month for the X-IT HOA/TRAV, A CICC Common Cost Center), GBM Pest Management in the amount of \$300.00 per month for the association (and \$75.00 per month for the X-IT HOA/TRAV, A CICC Common Cost Center) and Burns Pest Elimination in the amount of (the price was not listed on the bid). President of GBM Pest Management (Greg Miles) 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 accept the proposal from GBM Pest Management. Motion was seconded by Jeff Shea. Motion carried.
- C. **Review/Discussion of Security/Emergency Wall Packs Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Dead on Electrical Services in the amount of \$15,900.00, New Wings in the amount of \$13,608.00, and Lights There in the amount of \$95,560.52. 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. 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. **Review/Discussion/Updates from Bray Law Group** – The associations legal counsel (David Bray), Attorney with Bray Law Group, LLC was present at the meeting to answer all of the Board of Directors questions related to his May 1, 2025, legal opinion on the 2014 Declaration of Easements and Covenant to Share Costs. Mr. Bray formally advised the associations Board of Directors of the following: **Section 2.8 of the 2014 Declaration requires that a Shared Component Committee (“SCC”) be formed—consisting of two representatives appointed by the X-IT HOA and one by the TRAV HOA—to oversee Shared Facilities Rules.** These rules may govern use of the pool, parking, shared structures, and related common areas. Although the X-IT HOA’s historical practices suggest that no SCC was formally established, this does not negate the obligations imposed by the recorded 2014 Declaration. Failure to follow the procedures outlined in Section 2.8 does not render the agreements void, however it may expose the X-IT HOA to claims of procedural noncompliance if disputes arise with the TRAV HOA. To comply with Section 2.8 going forward, **the X-IT HOA Board should formally designate two (2) members to serve on the SCC and notify the TRAV HOA to designate one (1) representative.** The SCC would then be authorized to propose Shared Facilities Rules, which would be subject to member notice and input. As an aside, Mr. Bray also informed Margret Cifaldi of the importance of rigidly following NRS 116.31031, which states that violations must have a clear and detailed photograph of the alleged violation if the alleged violation relates to the physical condition of the unit or the grounds of the unit. In other words, pictures of violations cannot be rooted in speculation, personal opinions,

assumptions, or sent via text message to the management firm (violation pictures should be sent via email only to the management firm).

- E. **Review/Discussion of VFIPS Bulletin Board Installations @ Mailbox Areas Proposal** – The Board of Directors reviewed proposals, respectively from VFIPS in the amount of \$2,175.00 (for four bulletin boards) and J&L Construction in the amount of \$3,180.00 (for four bulletin boards). After further review and discussion, Jeff Shea made a motion to vote on this agenda item via email. Motion was seconded by Margret Cifaldi. Motion carried.
- F. **Ratification of PME Painting Painting Association Buildings to Match TRAV, A CICC's Buildings Expense** – After further review and discussion, Margret Cifaldi made a motion to ratify this expense in the amount of \$178,732.00. Motion was seconded by Jeff Shea. Motion carried. Additionally, the Board of Directors formally signed the notice to proceed for this project from PME Painting. Signing this document means that the associations Board of Directors has chosen the final paint scheme for the associations buildings and is hereby not allowed to change its mind again in terms of color schemes. Lastly, Managing Member of AR Community Consulting (Andrew Ringer), formally advised the Board of Directors on record that the associations reserve account currently has \$141,360.00 in it and therefore this number puts the associations reserves in a weak financial position. Mr. Ringer also formally advised the Board of Directors that in order to fund the rest of the painting project (as well as to bring the association into a strong financial position), management formally advises the Board of Directors to implement a special reserve assessment in the ballpark of \$100.00 to \$200.00 per month for several years. After further review and discussion, Margret Cifaldi made a motion to go against management's formal guidance and counsel, and instead (per NRS 116.3115) impose a \$50.00 per month special assessment against the unit owners within the common-interest community. Motion was seconded by Jeff Shea. Motion carried.
- G. **Ratification of PME Painting Painting Association Buildings to Match TRAV, A CICC's Buildings Expense (Paint Upgrade)** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$10,332.00. Motion was seconded by Margret Cifaldi. Motion carried.
- H. **Ratification of PME Community Services First Aid Kits Installation Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$658.31. Motion was seconded by Margret Cifaldi. Motion carried.

- I. **Ratification of Silverstate Locksmith Rekeying of All Association Common Areas Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$7,283.12 for the X-IT HOA/TRAV, A CICC Common Cost Center’s rekeying and \$4,580.96 for the associations rekeying. Motion was seconded by Margret Cifaldi. Motion carried.
- J. **Ratification of Rebel Custom Construction Concrete Panel Grind Down Near Building 24 & Block Wall Repair Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$1,300.00. Motion was seconded by Margret Cifaldi. Motion carried.
- K. **Ratification of Airbender AC & Heating Compressor Replacement @ Main Clubhouse Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$2,500.00. Motion was seconded by Margret Cifaldi. Motion carried.
- L. **Ratification of ASAP Security Knox Lox Box Installations @ Manual Emergency Vehicle Access Gates Near Unit 1105 Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$991.80. Motion was seconded by Margret Cifaldi. Motion carried.

VII. **Review/Discussion of Potential New Action Items**

- A. **Ratification of Summit Fire & Security Building 22 Faulty Power Supply Replacement Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$2,175.00. Motion was seconded by Margret Cifaldi. Motion carried.
- B. **Ratification of Plumbing Kings Outdoor Planters Drainage Pipes Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$2,600.00. Motion was seconded by Margret Cifaldi. Motion carried.
- C. **Ratification of Gator Pools New Spa Pumps Installation Expense** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$10,615.00. Motion was seconded by Margret Cifaldi. Motion carried.
- D. **Review/Discussion of Advanced Technology Replace Plug-In Loop Detector Proposal** – The Board of Directors reviewed a proposal from Advanced Technology in the amount of \$650.00. After further review and discussion, Jeff Shea made a motion to take no action on this agenda item and instead direct Managing Member of AR Community Consulting (Andrew Ringer) to reach out to Advanced Technology for a motorcycle going out of the association button. Motion was seconded by Margret Cifaldi. Motion carried.

- E. **Review/Discussion of Cintas Zoll 3 AED Automatic Agreement** – The Board of Directors reviewed a proposal from Cintas in the amount of \$5,400.00 for a one AED to be installed at the associations gym area. After further review and discussion, Margret Cifaldi made a motion to postpone this agenda item. Motion was seconded by Jeff Shea. Motion carried.
- F. **Ratification of Invictus International Security Services Decision** – After further review and discussion, Jeff Shea made a motion to ratify this expense in the amount of \$43,800.00 (for a one-year term) for the decision made outside of the Board of Directors meeting. Motion was seconded by Margret Cifaldi. Motion carried.
- G. **Review/Discussion of X-IT HOA Pacific Coastal Reserves Level 1 Reserve Study** – After further review and discussion, Margret Cifaldi made a motion to postpone this agenda item. Motion was seconded by Jeff Shea. Motion carried.
- H. **Review/Discussion of Top Builders Creation of Luxer Locker Room & Pool Area Side Access Gate Relocation Proposal** – President of TRAV, A CICC (Julie Hughes) expressed the desire to demolition the area within the associations main clubhouse (as soon as you enter the clubhouse, off to the right) and create a room specifically for Luxer Lockers. President of TRAV, A CICC (Julie Hughes) also expressed the desire to have the associations pool area side access gate relocated. The Board of Directors reviewed a proposal from Top Builders in the amount of \$43,493.00 for these two projects combined. After further review and discussion, Jeff Shea made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer), to obtain more bids for relocation of the pool area side access gate, but take no action on the agenda item of the creation of a Luxer Locker room. Motion was seconded by Margret Cifaldi. Motion carried.
- I. **Review/Discussion of Turf Replacement Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Gatski Commercial Building & Landscape Maintenance in the amount of \$17,675.00 and Everblade Synthetic Grass Design (who is not licensed in Nevada – this bid was requested by Jeff Shea) in the amount of \$39,500.00. Managing Member of AR Community Consulting (Andrew Ringer) advised the Board of Directors that Everblade Synthetic Grass Design’s scope of work for this project is inaccurate. After further review and discussion, Jeff Shea made a motion to take no action on this agenda item and instead direct Managing Member of AR Community Consulting (Andrew Ringer), to obtain a proposal solely for turf cleaning. Motion was seconded by Margret Cifaldi. Motion carried.

#### **VIII. Homeowner Open Forum**

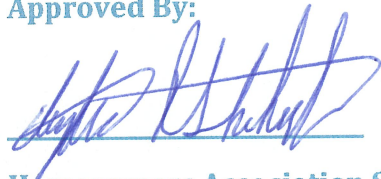
There were three homeowners in attendance. The homeowners had the following questions/inquiries:

1. "Can homeowners be emailed to not feed the pigeons?"
2. A homeowner expressed the need for plumbing assistance within their unit.
3. Homeowners had various questions about ARC's.
4. Homeowners had questions about notices before working on the painting of balconies.

IX. Schedule Next BOD Meeting/Adjournment

After further discussion, the Board of Directors agreed upon having the next Board of Directors meeting on June 27, 2025, starting at 3:00PM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Margret Cifaldi made a motion to adjourn the regular session at 3:50 PM. Motion was seconded by Jeff Shea. Motion carried.

Approved By:

A handwritten signature in blue ink, appearing to read "Jeff Shea", is written over a horizontal line.

Homeowners Association Secretary