



AR COMMUNITY CONSULTING

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TRAV. A CICC
Board of Directors Meeting
Regular Session Meeting Minutes
June 16, 2025 @ 9:30 AM
The Onsite Clubhouse
9050 West Tropicana Avenue
Las Vegas, NV 89147

Board Members Present

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| Julie Hughes | President |
| Sean Struble | Treasurer |

Board Members Absent

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| 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 **9:30 AM** and established that a quorum of the Board of Directors was present to conduct business.

II. Homeowner “Agenda” Forum

There were four homeowners in attendance, however, there were no remarks at this time.

III. Approval of Regular Session Meeting Minutes

A. Julie Hughes made a motion to approve the regular session meeting minutes from May 6, 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 April 2025 financials as prepared by AR Community Consulting (subject to audit). Motion was seconded by Sean Struble. Motion carried. AR Community Consulting did not have the May 2025 financials ready in time for this meeting.

V. Old Business

A. **Review/Discussion of Below Windows Horizontal Railings Removal Proposals**

– The Board of Directors once again reviewed a proposal from New Wings in the amount of \$31,968.00. Since the last regular session meeting on May 6, 2025, Managing Member of AR Community Consulting (Andrew Ringer), obtained a second proposal for this work (from Top Builders Las Vegas in the amount of \$30,946.50). After further review and discussion, Sean Struble made a motion to take no action on this agenda item. Motion was seconded by Julie Hughes. Motion carried.

- B. **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 for roof debris removal (and \$4,516.00 for a boom lift rental for inspection), PRS in the amount of \$5,600.00 for roof debris removal (and \$16,200.00 for a maintenance program), and TC Roofing Company & Construction in the amount of \$30,375.00 for roof debris removal (this price also includes roof maintenance). Vice President of Dri Tech (Jason Gibson) was present at the meeting to answer all of the Board of Directors questions related to their respective proposals. After further review and discussion, Sean Struble made a motion to accept the \$4,516.00 proposal for a boom lift rental for inspection from Dri Tech. Motion was seconded by Julie Hughes. Motion carried.

C. **Review/Discussion of Potential Annexation Between TRAV, A CICC & X-IT HOA**

– The associations legal counsel (Troy R. Dickerson), Counsel with Hall & Evans, LLC was 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. Mr. Dickerson does not want to discuss this matter anymore in the open session with homeowners. He thinks the best approach is for the Board of Directors to get together privately with him and make some decisions in terms of how the Board of Directors of both TRAV, A CICC and X-IT HOA want to formally approach this matter. Julie Hughes has been tasked with getting the members of both associations boards together for formal private discussions so that everyone's views, stances and opinions on this matter can be heard.

- D. **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 review with the Board of Directors the updated version of the previously proposed Architectural Guidelines draft. After further review and discussion, Julie Hughes made a motion to adopt the updated version of the previously proposed Architectural Guidelines with the stipulation of Mr. Dickerson deleting the provision about artificial grass and indoor style rugs for rooftop decks. Motion was seconded by Sean Struble. Motion carried.
- E. **Review/Discussion of Ampere Electric Remove & Replace 2 Flood Lights @ Building 7 Proposal** – The Board of Directors once again reviewed a proposal from Ampere Electric in the amount of \$1,172.00. Managing Member of AR Community Consulting (Andrew Ringer), presented to the Board of Directors two more bids for this work (from One Source Electric in the amount of \$2,065.82 and MK House Consulting in the amount of \$1,350.00). After further review and discussion, Julie Hughes made a motion to accept the proposal from Ampere Electric. Motion was seconded by Sean Struble. Motion carried.

VI. **New Business**

- A. **Ratification of Ace Pest Control Pest Control Services Decision** – After further review and discussion, Julie Hughes made a motion to ratify the decision made outside of the Board of Directors meeting for the decision to select Ace Pest Control as the associations new pest control company (\$235.00 per month) and to terminate the associations current pest control services company (Rentokil). Motion was seconded by Sean Struble. Motion carried.
- B. **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 proposals:

Landscape Renovation Proposal in the amount of \$60,495.75 – **(APPROVED)**

Artificial Turf Installation @ Pet Area Proposal in the amount of \$3,330.00 – **(APPROVED – later change ordered after the meeting to \$3,630.00 to include haul off)**

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

- C. **Review/Discussion/Updates from Summit Fire & Security** – Fire Life Safety Sales Representative (Tim Mayes) and Fire Alarm & Security Manager (Cameron Smith) with Summit Fire & Security, were both present at the meeting in order to present and review with the Board of Directors the following proposal:

Installation & Supply of New Fire Extinguishers & Cabinets Proposal in the amount of \$9,975.00 – **(APPROVED)**

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

- D. **Review/Discussion of Upper-Level Building Number Signs Replacements Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from YC Signs in the amount of \$14,527.33 and Image360 in the amount of \$6,917.66. Sales Manager of YC Signs (Yanelkis Carroza) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Sean Struble made a motion to accept the proposal from YC Signs. Motion was seconded by Julie Hughes. Motion carried. It is hereby noted for the record that Managing Member of AR Community Consulting (Andrew Ringer) attempted to reach out to Impact Sign & Graphics for a third bid for this work, however, they did not respond in time to submit a bid for the meeting.
- E. **Review/Discussion of Power Washing All Filthy Light Fixtures @ Garage Doors Throughout the Association Proposals** – The Board of Directors opened and reviewed sealed bids, respectively from Property Pros Pressure Washing in the amount of \$3,455.00, Desert Eagle Commercial & Residential Pressure Washing in the amount of \$4,910.00 and Power Elite Services in the amount of \$1,600.00. After further review and discussion, Julie Hughes made a motion to accept the proposal from Property Pros Pressure Washing. Motion was seconded by Sean Struble. Motion carried.
- F. **TRAV. A CICC V. Ryland Homes Nevada, LLC Townhall Meeting** – Attorney's with Fenton Grant Kaneda & Litt, LLP (Bryan Abele & Charles Litt) were present at the meeting to answer questions, provide updates and communicate to the Board of Directors and homeowners in attendance findings and recommendations related to a potential construction defect action against Ryland Homes of Nevada, LLC. Fenton Grant Kaneda & Litt, LLP's findings are as follows:

Chief Operations Officer & Senior Principal with Allana Buick & Bers, Inc. (Eugene Buick), presented a 25-minute power point slide show providing photographic evidence and details of multiple construction defect findings discovered after Fenton Grant Kaneda & Litt, LLP conducted sample destructive testing within various TRAV, A CICC units earlier this year.

The multiple defect findings made relate to the following existing categorical construction components for TRAV, A CICC units:

- A. Windows
- B. Doors
- C. Exterior Walls & Ceilings
- D. Rooftop Decks
- E. Concrete Tile Roofing
- F. Low-slope PVC Roofing
- G. Fire Resistant Construction

Fenton Grant Kaneda & Litt, LLP's conclusion and recommendation after explaining its findings related to the defects noted to the homeowners are that TRAV, A CICC pursue construction defect claims against Ryland Homes of Nevada, LLC, TRAV, A CICC's developer.

TRAV, A CICC through Fenton Grant Kaneda & Litt, LLP has previously provided/served an NRS Chapter 40 Notice of Defect and had multiple pre-litigation resolution meetings with Ryland Homes of Nevada, LLC in order to attempt to bring these defects to the attention of Ryland Homes of Nevada, LLC for potential remediation. At this point, Ryland Homes of Nevada, LLC still does not agree with Fenton Grant Kaneda & Litt, LLP findings and/or that Ryland Homes of Nevada, LLC has a duty to remediate the defects noted. However, Fenton Grant Kaneda & Litt, LLP has brought multiple construction defect claims against Ryland Homes of Nevada, LLC on behalf of other communities in the past and has been generally successful against Ryland Homes of Nevada, LLC in other construction defect actions (they know how Ryland Homes of Nevada, LLC works and conducts business generally).

The next step is in the process since Ryland Homes of Nevada, LLC declination to repair the noted defects is to pursue non-appealable private arbitration with Ryland Homes of Nevada, LLC upon approval by TRAV, A CICC's membership if pre-litigation resolution by way of a reconstruction plan cannot be obtained. If approved, private arbitration proceedings will be sought by the parties with a private arbitrator that is affiliated with the JAMS Mediation, Arbitration, and ADR Services Office in Las Vegas.

There are 81 MDU (multiple-dwelling units) located within TRAV, A CICC, which would be subject to private arbitration proceedings and the outcome of any binding construction defect judgment obtained against Ryland Homes of

Nevada, LLC.

If any non-litigation resolution is to be obtained between TRAV, A CICC and Ryland Homes of Nevada, LLC, that resolution has to happen by the end of this year (2025); if resolution doesn't occur by then, then binding private arbitration will occur sometime next summer (2026).

TRAV, A CICC's homeowners are required to ratify/approve the pursuit of any binding private arbitration proceedings against Ryland Homes of Nevada, LLC.

Membership ballots have been sent out to TRAV, A CICC's homeowners and are due back by June 30th.

Upon receipt, ballots for approval/ratification of arbitration will not be counted by Fenton Grant Kaneda & Litt, LLP but by a neutral CPA.

VII. Review/Discussion of Potential New Action Items

- A. **Xanders Services & Carpet Cleaning Quarterly Turf Cleaning Proposal** – The Board of Directors reviewed a proposal from Xanders Services & Carpet Cleaning for quarterly turf cleaning in the amount of \$2,200.00 per quarter. After further review and discussion, Julie Hughes made a motion to accept this proposal. Motion was seconded by Sean Struble. Motion carried.
- B. **Ratification of Eagle One Construction Replace Entrance Door & Frame @ Unit 1071 Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$2,747.22. Motion was seconded by Sean Struble. Motion carried.
- C. **Ratification of Advanced Technology Replace Plug-In Loop Detector Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$650.00. Motion was seconded by Sean Struble. Motion carried. It is hereby noted for the record that TRAV, A CICC as an entity is paying for this expense due to (per the May 9, 2025, regular session meeting minutes from X-IT HOA) the X-IT HOA Board of Directors voting to take action on this matter.
- D. **Review/Discussion of Eagle One Construction Unit 1071 Garage Door Water Redirect Proposals** – Due to the homeowner complaining about standing water within their garage every time that it rains, the Board of Directors reviewed 3 proposals from Eagle One Construction (Option 1 in the amount of \$3,272.34, Option 2 in the amount of \$5,840.08 and Option 3 in the amount of \$8,573.44). Attorney with Fenton Grant Kaneda & Litt, LLP (Bryan Abele) formally advised the associations Board of Directors in writing that this matter does not appear to be a life/safety issue or an issue that is causing damage to the unit interior. After further review and discussion, Julie Hughes made a motion to take no action on this agenda item and hold off until the

associations construction defect case is over with. Motion was seconded by Sean Struble. Motion carried.

VIII. Homeowner Open Forum

There were four homeowners in attendance, however, there were no remarks 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 September 15, 2025, starting at 4:30PM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Julie Hughes made a motion to adjourn the regular session at 12:15 PM. Motion was seconded by Sean Struble. Motion carried.

Approved By:



A handwritten signature in black ink, appearing to be 'Julie Hughes', is written over a horizontal line. The signature is stylized and somewhat cursive.

Homeowners Association Secretary