



AR COMMUNITY CONSULTING

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X-IT HOA

Board of Directors Meeting

Regular Session Meeting Minutes

June 27, 2025 @ 12:00 PM

The Onsite Clubhouse

9050 West Tropicana Avenue

Las Vegas, NV 89147

Board Members Present

Jeff Shea	President
Christopher Scherschel	Secretary
Steven Baron	Treasurer

Christopher Scherschel left the meeting at 12:30PM to tend to a personal matter and came back to the meeting at 1:10PM

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 **12:01 PM** and established that a quorum of the Board of Directors was present to conduct business.

II. Homeowner “Agenda” Forum

There were seven homeowners in attendance. The homeowners had the following remarks and grievances to air out:

1. “We don’t need another bulletin board.”

2. “AED’s belong in airports and high traffic areas; we don’t need a

defibrillator at the pool. It's gonna be a long-term contract, costs money that we don't have."

3. "Landscape lighting at the front entrance, we got plenty of lighting".

4. "Moving the gate on the eastside here, people can access the bathroom right here through these double doors".

5. "Just need repairs for mailboxes, nothing more".

6. "Motion sensor lighting in here, there's light switches next to the door, when you walk in, open the door, hit the switch. Why do we need motion sensor lighting?"

7. "Holiday Lighting, c'mon man! No. We don't need Christmas lights. Who's gonna put them up, who's gonna take them down?"

8. "The New Wings new wall packs, 64 new street lights - we have 64 lights already, we need new ones that are even brighter? I have a letter that was emailed from my neighbor to Jeff, and he never acknowledged that he got the email, so I am gonna hand Jeff a copy of the letter. This is my neighbors opinions on the agenda."

9. "The crime rate here at X-IT, last 17 months, here's my research. 27 or 24 instances of crime. 17 of em' are family disturbances. 1 burglary. A stolen car. A runaway. A fraud. That's the crime we have here. Why do we need 24/7 security? We need to nullify that contract."

III. Approval of Regular Session Meeting Minutes

A. Jeff Shea made a motion to approve the regular session meeting minutes from May 9, 2025, as written by AR Community Consulting. Motion was seconded by Christopher Scherschel. Motion carried.

IV. Approval of Monthly Financials

A. Jeff Shea made a motion to approve the November & December 2024 financials as prepared by Level Community Management (subject to audit). Motion was seconded by Steven Baron. Motion carried.

B. Jeff Shea made a motion to approve the January, February, March, April & May 2025 financials as prepared by AR Community Consulting (subject to audit). Motion was seconded by Steven Baron. Motion carried.

V. **Old Business**

- A. **Review/Discussion of VFIPS Bulletin Board Installations @ Mailbox Areas Proposal** – The Board of Directors once again 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 take no action on this agenda item. Motion was seconded by Steven Baron and approved unanimously.
- B. **Review/Discussion of Cintas Zoll 3 AED Automatic Agreement** – The Board of Directors once again 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, Jeff Shea made a motion to take no action on this agenda item. Motion was seconded by Steven Baron and approved unanimously.
- C. **Review/Discussion of X-IT HOA Pacific Coastal Reserves Level 1 Reserve Study** – After further review and discussion, Steven Baron made a motion to adopt the reserve study as prepared by Pacific Coastal Reserves. Motion was seconded by Jeff Shea and approved unanimously.

VI. **New Business**

- A. **Review/Discussion of Par 3 Landscape Management Landscape Lighting @ Front Entrance, Main Entry Drive & Clubhouse Area Proposal** – The Board of Directors reviewed a proposal from Par 3 Landscape Management in the amount of \$37,850.00. Vice President of Construction with Par 3 Landscape Management (Alex Villarosa) was present at the meeting to answer all of the Board of Directors questions related to their respective proposal. After further review and discussion, Steven Baron made a motion to postpone this agenda item. Motion was seconded by Jeff Shea and approved unanimously.
- 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:

Rock Refresh Proposal in the amount of \$1,450.00 – **(POSTONE)**

Remove & Replace Tree Proposal in the amount of \$1,630.00 – **(POSTONE)**

After further review and discussion, Steven Baron made a motion to postpone both proposals as listed above. Motion was seconded by Jeff Shea and approved unanimously.

- C. **Review/Discussion/Updates from Invictus International Security** – Director Growth & Development with Invictus International Security (Robert Restaino) was present at the meeting in order to engage in a Q&A session with the Board of Directors and homeowners in attendance.

- D. **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 engage in a Q&A session with the Board of Directors and homeowners in attendance.
- E. **Review/Discussion of Pool Area Side Access Gate Relocation Proposals** – The Board of Directors reviewed proposals (to relocate the pool area side access gate to allow access to the restrooms from the pool area), respectively from New Wings in the amount of \$1,740.00, Desert Steel in the amount of \$1,200.00 and LV Iron & Steel in the amount of \$1,500.00. 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. After further review and discussion, Jeff Shea made a motion to accept the proposal from New Wings. Motion was seconded by Christopher Scherschel and approved unanimously.
- F. **Review/Discussion of B&F Industries Damaged Mailboxes Repairs Proposal** – The Board of Directors reviewed a proposal from B&F Industries in the amount of \$845.00. After further review and discussion, Jeff Shea made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer) to reach out to B&F Industries to requote this proposal for new replacement doors/engraving, without locks included (in other words, use the existing locks). The Board of Directors will vote on this agenda item via email. Motion was seconded by Christopher Scherschel and approved unanimously.
- G. **Review/Discussion of Advanced Technology Motorcycle Going Out of The Association Button Proposal** – The Board of Directors reviewed a proposal (Advanced Technology advised the Board of Directors against a motorcycle going out of the association button), from Advanced Technology in the amount of \$785.00 for a motorcycle going out of the association keypad and pedestal. Representatives from Advanced Technology (“Lee” & Wally Ogle) 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, Steven Baron made a motion to accept the proposal from Advanced Technology. Motion was seconded by Jeff Shea and approved unanimously.
- H. **Review/Discussion of Xanders Services & Carpet Cleaning Turf Cleaning Proposal** – The Board of Directors reviewed a proposal from Xanders Services & Carpet Cleaning in the amount of \$1,800.00 for turf cleaning. After further review and discussion, Steven Baron made a motion to postpone this agenda item. Motion was seconded by Jeff Shea and approved unanimously.

- I. **Review/Discussion of Potential Installation of New Motion Sensor Lighting Inside the Onsite Clubhouse** – The Board of Directors reviewed a proposal from Callidus Electric in the amount of \$2,600.00. After further review and discussion, Christopher Scherschel made a motion to take no action on this agenda item. Motion was seconded by Jeff Shea and approved unanimously.
- J. **Review/Discussion of Holiday Lighting** – Owner/CEO of Property Pros Pressure Washing (Robert Eisenstadt) was present at the meeting pitch to the associations Board of Directors his company's services relative to holiday lighting installations. Nothing of substance materialized out of this pitch.
- K. **Ratification of New Wings Security/Emergency Wall Packs Expense** – After further review and discussion, Christopher Scherschel made a motion to ratify the decision made outside of the Board of Directors meeting to accept the New Wings proposal in the amount of \$13,608.00. Motion was seconded by Steven Baron and approved unanimously.
- L. **Designation of 2 Homeowners to Serve on the "SCC"** – The associations legal counsel (David Bray), Attorney with Bray Law Group, LLC formally advised the associations Board of Directors of the following per his May 1, 2025, legal opinion on the 2014 Declaration of Easements and Covenant to Share Costs: **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. After further review and discussion, Steven Baron made a motion knowingly and consciously violate the 2014 Declaration of Easements and Covenant to Share Costs and not formulate a Shared Component Committee for the association. Motion was seconded by Jeff Shea and approved unanimously.

M. **Acknowledgment of the Secretary's Resignation from the BOD** – On May 20, 2025 (in writing via email), Margret Cifaldi formally resigned from the associations Board of Directors due to feeling alienated, ganged up on and not needing extra stress in her life. After further review and discussion, Jeff Shea made a motion to formally acknowledge and accept the former Secretary's (Margret Cifaldi) resignation from the associations Board of Directors. Motion was seconded by Steven Baron. Motion carried.

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

A. **Review/Discussion of Image360 LED Rope Proposal** – The Board of Directors reviewed a proposal from Image360 in the amount of \$10,285.55 for changing the color of the electric "X" sign on the corner of West Tropicana Avenue and South El Capitan Way from green to blue. After further review and discussion, Christopher Scherschel made a motion to take no action on this agenda item. Motion was seconded by Jeff Shea and approved unanimously.

B. **Review/Discussion of PME Painting Painting of Existing Upper-Level Building Number Signs Proposal** – The Board of Directors reviewed a proposal from PME Painting in the amount of \$2,640.00. 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, Jeff Shea made a motion to accept the proposal from PME Painting. Motion was seconded by Christopher Scherschel and approved unanimously.

C. **Review/Discussion of 2025 Ratified Budget** – 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 (Level Community Management), 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 with his speculation, and he welcomes being proven wrong in this matter if the Board of Directors can provide evidence that the associations former management firm (Level Community Management) complied with NRS 116.31151. After further review and discussion, Steven Baron made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer) to reach out to the associations legal counsel for a formal legal opinion on this matter. Motion was seconded by Christopher Scherschel and approved unanimously.

- D. **Review/Discussion of New Wings Installation of New Light Fixtures Inside 5 Trash Enclosures Proposal** – The Board of Directors reviewed a proposal from New Wings in the amount of \$4,500.00. 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. After further review and discussion, Jeff Shea made a motion to accept the proposal from New Wings. Motion was seconded by Christopher Scherschel and approved unanimously.
- E. **Review/Discussion of New Wings Changing Front Entrance Light Fixtures Orientation Proposal** – The Board of Directors reviewed a proposal from New Wings in the amount of \$2,664.00 to change the orientation of the front entrance light fixtures from horizontal to vertical. 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, Jeff Shea made a motion to accept the proposal from New Wings. Motion was seconded by Christopher Scherschel and approved unanimously.
- F. **Review/Discussion of Pool Area Furniture Monthly Maintenance** – The Board of Directors reviewed remarks from a homeowner stating that it would be wise to maintain the brand-new pool area furniture every month to keep it in good shape. After further review and discussion, Steven Baron made a motion to take no action on this agenda item as he disagrees with the homeowners stance on this matter. Motion was seconded by Jeff Shea and approved unanimously.
- G. **Review/Discussion of ISG Lighting New Lighting Additions Throughout the Association Proposal** – The Board of Directors reviewed a proposal from ISG Lighting in the amount of \$56,265.00 to add new lighting inside of the pool area and at the center island of the association. After further review and discussion, Christopher Scherschel made a motion to take no action on this agenda item. Motion was seconded by Steven Baron and approved unanimously.
- H. **Review/Discussion of X-IT HOA/TRAV. A CICC Shared Common Cost Center Pacific Coastal Reserves Level 1 Reserve Study** – After further review and discussion, Jeff Shea made a motion to adopt the reserve study as prepared by Pacific Coastal Reserves. Motion was seconded by Steven Baron and approved unanimously.
- I. **Ratification of PRS Unit 1097 Water Leak in Upstairs Bedroom Coming from Roof Complaint Solution Expense** – After further review and discussion, Christopher Scherschel made a motion to ratify this expense in the amount of \$1,980.00 for drain connection repairs. Motion was seconded by Jeff Shea and approved unanimously.

VIII. Homeowner Open Forum

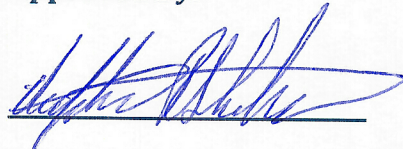
There were seven homeowners in attendance. A homeowner had the following question:

1. "When will the \$50.00 special reserve assessment end?"

IX. Schedule Next BOD Meeting/Adjournment

After further discussion, the Board of Directors agreed upon having the next Board of Directors meeting on September 16, 2025, starting at 4:30PM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Christopher Scherschel made a motion to adjourn the regular session at 3:20 PM. Motion was seconded by Steven Baron and approved unanimously.

Approved By:

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

Homeowners Association Secretary