



# AR COMMUNITY CONSULTING

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**X-IT HOA**  
**Board of Directors Meeting**

**Regular Session Meeting Minutes**  
**July 29, 2025 @ 6:00 PM**  
**The Onsite Clubhouse**  
**9050 West Tropicana Avenue**  
**Las Vegas, NV 89147**

**Board Members Present**

Christopher Scherschel	Secretary
Steven Baron	Treasurer

**Board Members Absent**

Jeff Shea	President
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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 **6:01 PM** 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, however, there were no remarks or questions at this time.

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

A. Steven Baron made a motion to approve the regular session meeting minutes from June 27, 2025, as written by AR Community Consulting. Motion was seconded by Christopher Scherschel. Motion carried.

- B. Steven Baron made a motion to approve the Special Meeting of Members minutes from June 27, 2025, as written by AR Community Consulting. Motion was seconded by Christopher Scherschel. Motion carried.

**IV. Approval of Monthly Financials**

- A. AR Community Consulting did not have the June 2025 financials ready for this meeting.

**V. Old Business**

- A. **Review/Discussion of Par 3 Landscape Management Landscape Lighting @ Front Entrance, Main Entry Drive & Clubhouse Area Proposal** – The Board of Directors once again reviewed a proposal from Par 3 Landscape Management in the amount of \$37,850.00. After further review and discussion, Christopher Scherschel made a motion to take no action on this agenda item. Motion was seconded by Steven Baron. Motion carried.

- B. **Review/Discussion of Xanders Services & Carpet Cleaning Turf Cleaning Proposal** – The Board of Directors once again reviewed a proposal from Xanders Services & Carpet Cleaning in the amount of \$1,800.00 for turf cleaning. After further review and discussion, Christopher Scherschel made a motion to take no action on this agenda item. Motion was seconded by Steven Baron. Motion carried.

- C. **Review/Discussion of 2025 Ratified Budget** – The 2025 ratified budget (under the oversight of the associations former management firm, Level Community Management), was not ratified within the statutory NRS window per the associations legal counsel (David Bray of the Bray Law Group). After further review and discussion, Steven Baron made a motion to take administrative action to ensure long-term clarity and "re-raftify" the 2025 budget. Motion was seconded by Christopher Scherschel. Motion carried.

**VI. New Business**

- A. **Review/Discussion of Potential Annexation Between TRAV, A CICC & X-IT HOA** – After further review and discussion, Steven Baron made a motion to not annex the association with TRAV, A CICC. Motion was seconded by Christopher Scherschel. 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 Lighting @ Front Entrance, Main Entry Drive & Clubhouse Area Proposal in the amount of \$25,460.00 – **(APPROVED – POOL AREA ONLY, DROPPING PRICE DOWN TO \$9,880.00)**

Rock Refresh Proposal in the amount of \$1,450.00 – **(NO ACTION)**

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

After further review and discussion, Steven Baron made a motion to accept the proposal as listed above and take no action on the proposal as listed above. Motion was seconded by Christopher Scherschel. Motion carried.

- C. **Review/Discussion/Updates from Invictus International Security** – Director Growth & Development with Invictus International Security (Robert Restaino) and CEO of Invictus International Security (Matt Koetting) were both present at the meeting in order to engage in a Q&A session with the Board of Directors and homeowners in attendance. After back-and-forth dialogue between Steven Baron and the Invictus International Security representatives present, Christopher Scherschel made a motion to not have Invictus International Security enforce parking for the association. Motion was seconded by Steven Baron. Motion carried.
- D. **Review/Discussion of PRS Roof Debris Removal & Warranty Inspection Proposal** – The Board of Directors reviewed a proposal from PRS in the amount of \$6,210.00. Director of Client Services/Account Manager with PRS (Maria Martinez) and Vice President of PRS (John J. Tighe) 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, Christopher Scherschel made a motion to accept the proposal from PRS. Motion was seconded by Steven Baron. Motion carried.
- E. **Ratification of B&F Industries Damaged Mailboxes Repairs Expense** – After further review and discussion, Steven Baron made a motion to ratify this expense in the amount of \$795.00. Motion was seconded by Christopher Scherschel. Motion carried.
- F. **Ratification of Vegas Fix-It! Property Services Dog Station Installation Expense** – After further review and discussion, Christopher Scherschel made a motion to ratify this expense in the amount of \$700.00. Motion was seconded by Steven Baron. Motion carried.
- VII. **Review/Discussion of Potential New Action Items**
- A. **Review/Discussion of Summit Fire & Security Fire Sprinkler Repairs Proposal** – The Board of Directors reviewed a proposal from Summit Fire & Security in the amount of \$7,600.00 for repairs and/or replacements to various gauges and pipes. After further review and discussion, Christopher Scherschel made a motion to accept the proposal from Summit Fire & Security. Motion was seconded by Steven Baron. Motion carried.

- B. **Review/Discussion of Pool Area Signage/SNHD Requirements** – Managing Member of AR Community Consulting (Andrew Ringer), formally made the Board of Directors aware of the SNHD Aquatic Venue Required Signage list. Mr. Ringer speculates that the associations pool area signs are out of compliance with SNHD regulations. After further review and discussion, Christopher Scherschel made a motion to direct Managing Member of AR Community Consulting (Andrew Ringer) to obtain two bids for getting the associations pool area signage updated and in compliance. The Board of Directors will vote on this matter via email. Motion was seconded by Steven Baron. Motion carried.
- C. **Review/Discussion of Association Banking** – Steve Baron wants the association to change banks to a regular, general-purpose bank. Managing Member of AR Community Consulting (Andrew Ringer), formally advised the Board of Directors via email on July 10, 2025, of the distinct advantages and protections that the association using an HOA-specific bank brings to the association, including: built-in software integration with the association management firms unique software, expertise in NRS 116 (HOA law) compliance, specialized reserve fund structuring, enhanced fraud prevention controls, FDIC protection for large funds (ICS/CDARS ready) and HOA customer service trained in HOA issues. Despite Mr. Ringers guidance and counsel (due to Mr. Baron wanting to see rates), Mr. Ringer presented to the Board of Directors rates from four banks, including Enterprise Bank & Trust, G Bank, smartstreet Powered by Banc of California and U.S. Bank. After further review and discussion, nothing materialized out of this conversation due to the low funding levels of the associations reserves.
- D. **Review/Discussion of Impact Sign & Graphics Various Signs @ Common Areas Proposal** – The Board of Directors reviewed a proposal from Impact Sign & Graphics in the amount of \$1,846.78 (for installing 6 Fire Department Access Gate Do Not Block signs and 1 X-IT HOA directional sign). After further review and discussion, Steven Baron made a motion to take no action on this agenda item. Motion was seconded by Christopher Scherschel. Motion carried.
- E. **Review/Discussion of Fluorescent Parking Passes** – Jeff Shea expressed the desire for the association to have fluorescent parking passes. After further review and discussion, Steven Baron made a motion to take no action on this agenda item. Motion was seconded by Christopher Scherschel. Motion carried.

F. **Review/Discussion of Julie Hughes & Jeff Shea Wanting to Turn the Manual Emergency Vehicle Access Gate Near TRAV, A CICC Unit 1076 Into An Additional Form of Vehicle Access/Ingress/Egress** – The Board of Directors reviewed a legal opinion from TRAV, A CICC's legal counsel (Troy R. Dickerson of Hall & Evans LLC) which outlined all of the obstacles and challenges that the Board of Directors would face in trying to attempt to alter the manual emergency vehicle access gate. After further review and discussion, Steven Baron made a motion to take no action on this agenda item. Motion was seconded by Christopher Scherschel. Motion carried.

**VIII. Homeowner Open Forum**

There were two homeowners in attendance, however, there were no remarks or questions 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 29, 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 7:18 PM. Motion was seconded by Steven Baron. Motion carried.

**Approved By:**

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**Homeowners Association Secretary**