



# AR COMMUNITY CONSULTING

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

**Regular Session Meeting Minutes**  
**September 15, 2025 @ 5:00 PM**  
**The Onsite Clubhouse**  
**9050 West Tropicana Avenue**  
**Las Vegas, NV 89147**

## **Board Members Present**

|                      |           |
|----------------------|-----------|
| Julie Hughes         | President |
| Paulino Gonzalez III | Secretary |

## **Board Members Absent**

|              |           |
|--------------|-----------|
| Sean Struble | Treasurer |
|--------------|-----------|

## **Management Present**

Andrew Ringer – Managing Member, AR Community Consulting

### **I. Call to Order & Establishment of Quorum**

Andrew Ringer called the meeting to order at **5:06 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 at this time.

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

A. Julie Hughes made a motion to approve the regular session meeting minutes from June 16, 2025, as written by AR Community Consulting. Motion was seconded by Paulino Gonzalez III. Motion carried.

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

- A. Julie Hughes made a motion to approve the May, June & July 2025 financials as prepared by AR Community Consulting (subject to audit). Motion was seconded by Paulino Gonzalez III. Motion carried.

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

- A. **Review/Discussion of Potential Annexation Between TRAV, A CICC & X-IT HOA** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that the X-IT HOA Board of Directors voted at its July 29, 2025, Board of Directors meeting to not annex their association with TRAV, A CICC. This matter is now hereby declared as closed by management. Any further questions or inquiries about annexation in the future will have to come from the Board of Directors of TRAV, A CICC, directly to the associations legal counsel or directly to the X-IT HOA Board of Directors.

#### **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 Dri Tech YPM & Re-Roof Inspections Report** – The Board of Directors reviewed a proposal from Dri Tech in the amount of \$17,198.00 for heavy YPM. 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 proposal. After further review and discussion, Paulino Gonzalez III made a motion to vote on this matter via email. Motion was seconded by Julie Hughes. Motion carried.
- C. **Ratification of Dri Tech Unit 1002 Waterproofing Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$26,297.00. Motion was seconded by Paulino Gonzalez III. Motion carried.
- D. **Review/Discussion/Updates from Xanders Services & Carpet Cleaning** – Owner of Xanders Services & Carpet Cleaning (Mark Starks) was present at the meeting in order to provide overall updates as well as engage in a Q&A session with the Board of Directors and homeowners in attendance.
- E. **Review/Discussion/Updates from XL Landscape Development** – Vice President of Client Services with XL Landscape Development (Gita Mason), was present at the meeting, however, there were no updates to be provided at this time.

- F. **Review/Discussion of Adding Additional Surveillance Cameras Throughout the Association** – The Board of Directors reviewed a proposal from Dzinex Consulting in the amount of \$16,397.12. Business Development Sales Manager with Dzinex Consulting (Christopher Smithson) 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 postpone this agenda item. Motion was seconded by Paulino Gonzalez III. Motion carried.
- G. **Review/Discussion of Property Pros Pressure Washing Monthly Cleaning All Filthy Light Fixtures @ Garage Doors & Front Doors Throughout the Association Proposal** – The Board of Directors reviewed a proposal from Property Pros Pressure Washing in the amount of \$1,928.00 per month. After further review and discussion, Julie Hughes made a motion to take no action on this agenda item. Motion was seconded by Paulino Gonzalez III. Motion carried.
- H. **Ratification of Property Pros Pressure Washing All Filthy Light Fixtures @ Front Doors Throughout the Association Expense** - After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$648.00. Motion was seconded by Paulino Gonzalez III. Motion carried.
- I. **Review/Discussion of Impact Sign & Graphics TRAV, A CICC Aluminum Directional Sign Proposal** – The Board of Directors reviewed a proposal from Impact Sign & Graphics in the amount of \$348.84. After further review and discussion, Julie Hughes made a motion to take no action on this agenda item. Motion was seconded by Paulino Gonzalez III. Motion carried.
- J. **Ratification of Capo Building Maintenance Various Repairs Throughout the Association Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$680.16. Motion was seconded by Paulino Gonzalez III. Motion carried.
- K. **Ratification of Pacific Costal Reserves Level 1 Reserve Study Expense** – After further review and discussion, Julie Hughes made a motion to ratify this expense in the amount of \$1,880.00. Motion was seconded by Paulino Gonzalez III. Motion carried.

- L. **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** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that the X-IT HOA Board of Directors voted at its July 29, 2025, Board of Directors meeting to take no action on this agenda item. This matter is now hereby declared as closed by management. Any further questions or inquiries about this matter in the future will have to come from the Board of Directors of TRAV, A CICC, directly to the associations legal counsel or directly to the X-IT HOA Board of Directors.
- M. **Review/Discussion/Adoption of 2026 Annual Budget** – Managing Member of AR Community Consulting (Andrew Ringer), informed the Board of Directors that a draft 2026 annual budget will be submitted for the Board of Directors review at some point in October 2026.
- N. **Review/Discussion of AR Community Consulting New Management Agreement** – Managing Member of AR Community Consulting (Andrew Ringer), decided to discuss this matter in executive session privately with the associations Board of Directors.

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

- A. **Ratification of BD & Associates CPAs, PLLC Letter of Representations** – After further review and discussion, Julie Hughes signed off on the letter of representations (in connection with the audit of the associations financial statements which comprise the balance sheet as of December 31, 2024). Paulino Gonzalez III declined to sign off on the letter of representations at this particular moment in time, however, he assured Managing Member of AR Community Consulting that it would be signed by Friday, September 19, 2025.
- B. **Review/Discussion of Bainbridge, Little & CO, CPAs, LLP Final Audit Packets in Relation to the 2022 & 2023 Audits** – After further review and discussion, Paulino Gonzalez III made a motion to approve the final audit packets in relation to the 2022 and 2023 audits, respectively. Motion was seconded by Julie Hughes. Motion carried.
- C. **Review/Discussion of Dunn-Edwards Corporation Renderings & Paint Specification for Potential Painting of TRAV, A CICC's Building Shells** – Operations Manager of PME Painting (Adam Silversmith) was present at the meeting to answer all of the Board of Directors questions related to a potential painting of TRAV, A CICC's building shells. Mr. Silversmith reviewed the Dunn-Edwards Corporation renderings & paint specification with the Board of Directors. This agenda item was for conceptual and informational purposes only.

**VIII. Homeowner Open Forum**

There were two homeowners in attendance. A homeowner asked what the point of security was if his personal unit's door was ajar one day when he arrived home. The same homeowner also scrutinized the Board of Directors for (legally) having two board meetings in 2025 during the day.

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

After further discussion, the Board of Directors agreed upon having the next Board of Directors meeting on October 27, 2025, starting at 5:00PM at 9050 West Tropicana Avenue, Las Vegas, NV 89147. Julie Hughes made a motion to adjourn the regular session at 6:43 PM. Motion was seconded by Paulino Gonzalez III. Motion carried.

**Approved By:**

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**Homeowners Association Secretary**