

**VALLEY CREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR SESSION MEETING MINUTES
Thursday, November 9, 2017
Terra West Management Services
6628 Skypointe Dr., Ste. 290, Las Vegas, NV 89131**

Board Members

Judy Greenwood	President
Kenneth Scheuber	Vice President
Nachman Kataczinsky	Treasurer
James Westhoff	Director
David Pallas	Secretary

Management

Christine Greengrass, PCAM Terra West Management Services

Special Guests

Jake Swinney-Bilmar Landscaping

Call to Order and Establishment of Quorum

A quorum was established with all Board Members in attendance and the Regular Session Meeting was called to order by President, Judy at 6:08pm.

Homeowner Comment Period- There were homeowners present and the following comments were made in regards to the agenda:

Election of Officers – the Board remains by Acclimation

Landscaping Remodeling - Owners were angry about the common landscape being replaced with no owner input or discussion.

Budget line items

Minutes

Upon a motion duly made, seconded, and carried unanimously, the Board resolved to approve the May 11, 2017, August 10, 2017 & September 14, 2017 Regular Meeting Minutes, and the Organizational Minutes of November 10, 2016.

Financials

Upon a motion duly made, seconded, and carried unanimously, the Board resolved to accept the financials of July, August, and September 2017 as presented, subject to an audit.

Summary of Executive Board of Directors Meeting

Review of Legal Status – No Attorney was present

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Unfinished Business

Discuss/Approve: Community Wide Landscaping Projects: Ken Scheuber discussed and explained to the owners why the Board wanted the conversion to take place. He also discussed the litigation and what it entailed, describing the areas of the walls in question.

New Business

2018 Draft Budget

Upon a motion duly made, seconded, and unanimously carried to approve the 2018 Draft Budget as presented.

Collection Policy/SB33

Upon a motion duly made, seconded, and unanimously carried to approve the Collection Policy and SB33 Notice as presented.

Management Contract

Upon a motion duly made, seconded, and unanimously carried to table the decision to approve the Terra West Management contract.

Meeting Dates

Upon a motion duly made, seconded, and unanimously carried the Board resolved to table the 2018 meeting dates.

New Collection Company

Upon a motion duly made, seconded, and unanimously carried to approve Account Recovery Services Collection Policy.

Sealing of the Walls

Upon a motion duly made, seconded, and carried, the Board resolved to table the decision to seal the walls until further information from legal counsel could be received.

Schedule of Fines

Upon a motion duly made, seconded, and unanimously carried to table the approval for the schedule of fines.

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Homeowners Forum

There were homeowners present and the following comments were made in regards to community items during this Homeowners Forum by the Board of Directors.

Kids playing in the streets with signs

With no further business, the homeowner's forum was closed.

Adjournment

President Scheuber motioned to adjourn the meeting, with no further discussion, Secretary Greenwood seconded. The meeting adjourned at 8:26M with unanimous consent.

Respectfully Submitted by Christine Carson, Agent for Terra West Management on behalf of the Board Secretary.

*Approved by the Board at the noticed meeting of February 15, 2018.