



RED MOUNTAIN RV RESORT

A PRIVATE OWNERSHIP COMMUNITY

MEETINGS

**CLOSED Executive Meeting
Oct. 15, 2015 at 4:30 PM**

**OPEN Executive Meeting
Oct. 15, 2015 at 6:00PM**

Unit owners have a right to:

1. a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. CD version \$5.00
2. Speak to the association or executive board, unless the executive board is meeting in executive session.

Copies of the Board meeting minutes will be available within 30 days of the meeting. Contact services@redmountainrvresort.com to receive an electronic copy or pick a copy up at the Assoc. office when they are ready.

All written communications need to be sent to the Management Company.

Per NRS116.3117: Any requests for documents need to be sent to the management company per written request.

The Association has a copy of the Reserve Study, the current reviewed Financials and the Budget for viewing in the Association Office.

Note from the Association October 2015

The September 17th meeting was called to order at 6:02 pm by President Scharnell. There were approximately eleven Lot owners at the meeting. September's financials were reviewed during the meeting. However some changes will be made due to the following: Boulder City Electric had a billing problem, not all of our expenses were included and we had a higher operating account balance than normal. FCCMI is looking into it.

The Board voted unanimously to accept the new five year Reserve Study which had to be done as an on-site study this year. This study is required of all Homeowners Associations. This means the Board provided Nevada Reserve Studies, Inc with a list of common area components that were either repaired or replaced over the past five years. A representative from Nevada Reserve Studies was also required to come to the resort and do a walk through looking at and photographing common area components in order to update the Reserve Study. In addition, the Board unanimously adopted a 2016 budget. The budget proposal will be sent out to all Lot owners and will be voted on at the November 19th Membership Ratification Meeting. The proposal changes the current monthly assessment from \$127.00 to \$106.00 per month, per Lot including Lots 276 A & B effective January 1, 2016.

There were two additional items on the agenda for the Board to take action on. One was having the heating and cooling air ducts cleaned in all the satellites and the clubhouse. The second, to have the ceiling and a wall repaired in the upper clubhouse. In both cases it appears there was a condensation build up from separate air conditioning units which caused damage to the men's room ceiling and damage to the office wall. Both of these repairs were approved by the Board. President Scharnell and Secretary McElhinny will decide on which vendor will do the repairs. Urban Jungle completed the cleaning and exercising of the water valves. Two valves will need replacing and a third valve needs to be moved. The cost of these repairs will exceed \$10,000. There was a change in requirements for obtaining bids. The revision states that a minimum of three bids are needed when the project or repairs exceed 3% of our monthly expenses. This project will require solicitation of a minimum of three bids.

Lot owners have been throwing plant, tree trimmings and landscape debris over the retaining walls. **Please stop** this practice it looks unsightly, provides nesting for rodents & snakes, causes damage to the wall & creates expenses for wall repairs. **Thank you** for finding an alternative disposal practice.

COMMUNITY CONTACT INFORMATION	CODES
<p style="text-align: center;">MANAGEMENT COMPANY FCCMI, Inc. P O Box 28759 Las Vegas, NV 89126</p> <p style="text-align: center;">Office: 702-365-6720 Fax: 702-365-6761 Email: service@fccmi.lvcoxmail.com</p>	<p style="text-align: center;">RED MOUNTAIN RV RESORT (BOCA) 1010 Industrial Road Boulder City, NV 89005 Hours 8 AM- Noon Monday thru Friday</p> <p style="text-align: center;">Office: 702-293-7712 Fax: 702-293-6063 Email: services@redmountainrvresort.com</p>
	<p style="text-align: center;"><i>Effective 10-01-2015:</i> <i>Pool Code</i> <i>Walking-gate Code</i></p> <div style="background-color: #e0e0e0; padding: 10px; text-align: center; margin-top: 10px;"> <p><i>“Few things can help an individual more than to place responsibility on him, and to let him know that you trust him.”</i> — Booker T. Washington</p> </div>