



RED MOUNTAIN RV RESORT

A PRIVATE OWNERSHIP COMMUNITY

MEETINGS

**CLOSED Executive Meeting
June 16, 2016 at 4:30PM**

**OPEN Executive Meeting
June 16, 2016 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: June 2016

The Open Executive Session on May 19 was called to order by President Larry Scharnell. All board members, association CAM and approximately twenty-three (23) owners were present at the meeting. Century Link and Cox Cable made presentations on solutions to either update or change the current type of Wi-Fi/Internet service in the resort. Several different approaches to solutions were presented. Contracts from both providers were three years in length and cost anywhere from \$13.00 - \$25.00 per Lot per month. This would increase the monthly association fee from \$106.00 to somewhere between \$119.00 and a \$131.00. One proposal included some additions to the existing system. Costs of Capital Improvements may **not** be taken out of the Reserve Fund. A determination needs to be made if the additions are a covered item in the Reserve study **or** if it would be an Operating expense. A special assessment of the owners may be required if it is determined to be an operating expense. The cost would be equally divided between 277 Lots and paid at a monthly rate and for a term determined by the board.

The board stated that before any changes could be made to the Wi-Fi system, it would go to a membership vote. Voting information would include a full description of solutions with respective costs of each and if applicable the cost of individuals upgrading the service provided. It would address how existing contracts with individual owners will be handled by a specific vendor if chosen. Everyone needs to be made aware of the fact that any contract the association enters into will be a one-for-all-for-one type of contract. No one would be able to exclude or delay their participation with the vendor that is chosen.

Boulder Tree Services will be trimming trees in the common areas on July 14. Those interested in having the trees on their Lot trimmed on this date will need to call Boulder Tree Services **directly at 702-293-4594** to set up an appointment with **Charmel** and make arrangements for payment. Keep in mind that trees, shrubs or plantings should be trimmed back as not to intrude on any neighboring Lot(s), common area, street or sidewalks.

Some owners have informed the board that their RVs have been damaged by tree rats. Supposedly they come in from the desert, reside in Palm trees and are more active during the summer months. The association voted to contract with an exterminating company to help resolve the rodent problem. Owners can assist in eliminating the problem by following resort rules and not feed birds or wildlife, plant only desert friendly non-fruit bearing trees, properly dispose of fruit from trees that may have already been planted and lastly feed pets inside your RV.

An owner informed the board that B&J Enterprise sold or transferred their rights to the name "Boulder Oaks RV Resort". The board voted to contact the associations' attorney, whom represented us in the lawsuit between B&J Enterprise and the association, to determine if the sale included their declarant rights.

A motion was passed to give all three employees ten (10) days off with holiday pay. Each holiday would be paid at the respective employees' hourly rate of pay and normal daily scheduled hours. If the holiday falls on a weekend, the federal observed holiday will be noted as their day off with pay. At no time will an employee be allowed to work on a designated holiday and also collect holiday pay.

We want to firmly remind owners that **all pets must be on a leash and/or under their owners control at all times.** Pets are permitted to be outside in a collapsible pet pen. While outside pets should never be left unattended. Residents have been calling Animal Control when witnessing these rules being violated.

COMMUNITY CONTACT INFORMATION

MANAGEMENT COMPANY

FCCMI, Inc.
P O Box 28759
Las Vegas, NV 89126
Office: 702-365-6720
Fax: 702-365-6761
Email:
service@fccmi.lvcoxmail.com

ASSOCIATION OFFICE

RED MOUNTAIN RV RESORT
(BOCA)
1010 Industrial Road
Boulder City, NV 89005
Office: 702-293-7712
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Hours 8 AM-1 PM Monday
through Friday
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CODES

Effective 06-01-2016:

*Pool Code
Walking-gate Code*

*Put your heart, mind and soul
into even your smallest acts.
This is the secret of success.
~Swami Sivananda*