

**La Jolla Classic Homeowners Association  
Emergency Meeting of the Board of Directors  
June 3<sup>rd</sup>, 2018 at 1:30 p.m.**

At the home of Greg Toussaint  
2408 Sunset Beach Lane,  
Las Vegas, NV 89128

## **Meeting Minutes**

The meeting was called to order at 1:35 p.m. by Chair Greg Toussaint

**Directors Present:** Jean Foss, Glenn Grayson, Bill Pickard, Greg Toussaint

**Directors absent:** Farah Divanbeigi

**Quorum:** The Chair declared that a quorum of the Directors was present.

**Note:** All vendor proposals and pricing were previously opened and reviewed in open session at the May 24<sup>th</sup> Board meeting.

The Chair reviewed the reasons that an emergency meeting was necessary. We received the termination notice from Nevada Community Mgmt on Friday June 1<sup>st</sup> advising us that they were terminating our management contract effective June 30<sup>th</sup>. This gave us just 29 days to schedule a meeting, select a new management company, negotiate and sign a contract, and manage the transition between our current management company and the new one.

We could not have anticipated that Nevada Community Management's termination notice would arrive without notice. It was the opinion of the Board that it would be impracticable for us to schedule a meeting using the normal 10-day notice and still have the time needed to complete all that was before us. We needed to get our directors together to choose a new management company as soon as we possibly could. On Saturday it was decided to meet on Sunday afternoon, June 3<sup>rd</sup>.

The Chair then reviewed the management services proposals that were received from: Level Property Management, Prime Community Management, and Sierra Community Management with the Directors. The proposals had been previously opened and the prices announced at a regularly scheduled board meeting on May 24<sup>th</sup> during which the board felt it needed more time to decide on a management provider. Comparisons between providers were discussed.

Each provider was contacted May 29-30 during which each provider agreed to a monthly management fee of \$1,150 through 2019 for their "inclusive" package, because we determined that this was the maximum amount that would satisfy our budgetary requirements. As a result, cost differences mostly applied to many very low-cost items, like envelopes and labels, etc. which varied up and down but overall, they averaged out closely. As a result, the difference between them was minor and the board felt that price would not be the most important factor in choosing a provider.

A Board discussion ensued over questions about each provider's proposed manager. All of them seemed to be very experienced.

Glenn Grayson remarked how impressed he was by Level's proposed manager Joan Ernst based on his personal experience on the board of another association where she was the manager. He strongly recommended her.

Based on a strong recommendation from an HOA industry leader and trusted friend, Greg Toussaint explained that his reasons for recommending Sierra's manager Krista Gilmore were mostly based his friend's extremely positive experience working with her as President of his HOA for over 12 years.

The discussion slowed, at which time Jean Foss made a motion to select Sierra as our new management company. Greg Toussaint seconded the motion, and the motion carried unanimously.

There was a general discussion of our next steps. Greg Toussaint would contact the owner of Sierra to let her know they were selected, address any possible contract issues, and to arrange a meeting ASAP to discuss the transition process.

There being no further business or additional comments from the Board, the meeting was adjourned at 2:15 p.m.