

BOARD OF DIRECTORS

Steve Muzinich—President
Katie Gillispie—Vice President
David Knight—Treasurer
Teresa Morros -Secretary
Sonny Javier—Director

**MILLER MEADOWS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes**

HOA MAILING ADDRESS:

P.O. Box 68
Fernley, Nevada 89408

Date: June 18, 2026
Time: 5:30 PM

1. Call to Order and Roll Call

President **Steve Muzinich** called the meeting to order at **5:30 PM**, followed by roll call.

Board Members Present:

- Steve Muzinich, President, Katie Gillespie, Vice President, Sonny Javier, Director, David Knight, Treasurer
A quorum was established.

Homeowners Present:

- Teresa Morros, Linda Stock, Tina Keever, Jason Harrison, Michelle Miller, Gino Troiano, Maureen Troiano & Steve Gillespie (arrived late)

2. Homeowner Comments

There were no homeowner comments.

3. Approval of Previous Meeting Minutes

Steve Muzinich noted that former Secretary **Sarah Dearing** had resigned but had completed and distributed the previous meeting minutes prior to her resignation. The minutes had also been posted to the HOA website. Steve publicly thanked Sarah for her service to the Association.

Motion: Sonny Javier moved to approve the minutes.

Second: David Knight.

Vote: Motion carried unanimously. The minutes were approved.

4. Reports

Treasurer's Report

David Knight reported that the Association's financial records had been audited through **May 2026**.

- **Ending Balance (May 31, 2026):** \$6,412.94
 - Monthly electrical costs are expected to average approximately **\$600 per month** over the next three months.
- David expressed concern regarding anticipated budget overages due to:

- Ongoing legal expenses.
 - Borrowing from reserve funds.
 - Repairs to the front entrance lighting.
 - Potential electrical repairs to the irrigation pump system.
- A printed Treasurer's Report was distributed and is available upon request.

Architectural Control Committee (ACC)

Teresa Morros provided an update on the ACC meeting held on **June 17, 2026**.

- Draft copies of the revised CC&Rs and the proposed Architectural Handbook were distributed to committee members for review. Committee members were asked to review both documents and prepare questions for discussion at the next ACC meeting.
 - Following committee review, a revised draft will be presented to the Board.
- One architectural application had been submitted; however, no action was taken because the request did not require ACC approval under the proposed CC&R language

CC&R Committee

The Board reported information received from the Association attorney indicating that **75% homeowner approval** is required to adopt amendments to the existing CC&Rs..

5. Old Business

There was no Old Business.

6. New Business

A. Appointment of New Secretary

The Board considered acceptance of the resignation of the previous Secretary and the appointment of **Teresa Morros** as the new Secretary.

Motion: David Knight **Second:** Sonny Javier

Vote: Motion carried unanimously. Following approval, Teresa Morros joined the Board at the table for the remainder of the meeting.

B. Irrigation Water Schedule

- Steve Muzinich provided an update on behalf of **Steve Gillespie** regarding the community irrigation schedule. The current watering schedule is set at **seven hours**.
 - There had been some confusion regarding water allotments.
- Irrigation spreadsheets are being monitored to evaluate scheduling efficiency and determine whether future adjustments will be necessary.

C. Board Member Qualifications

The Board reviewed a draft document outlining potential qualifications for future Board members. The draft incorporated ideas previously provided by Sarah Dearing. Discussion included:

- Some proposed requirements may not be practical to implement.
- General consensus supported prohibiting **two members of the same household** from serving on the Board simultaneously.
- Any bylaw changes would require a future action item and review by legal counsel. Teresa Morros asked for clarification regarding Board eligibility for homeowners residing within the community, referencing a question previously raised by Nancy King in November 2025.
 - Jason Harrison discussed language regarding “good standing” and cautioned that such provisions should be carefully written due to potential legal sensitivity.
 - Additional discussion addressed background checks, litigation involving homeowners, and distinguishing between personal legal matters and litigation that could reasonably affect Board eligibility.
 - No action was taken.

D. HOA Operational Updates

- **Front Entrance Lighting** New wiring has been installed in the front entrance lighting control box.

Pump Motor and Electrical System

- Discussion focused on the potential need for future repairs to the electrical components of the irrigation pump system.
 - Estimated replacement costs were discussed at approximately **\$6,000–\$8,000**, with the understanding that delaying repairs could increase future costs.
- The discussion was informational and focused on proactive maintenance. Steve Gillespie explained that the previous irrigation issue had not been caused by the pump itself, but rather by a **TCI control issue** that required resetting the gate in order to restore water service. Steve also shared his intention to develop an **operations manual** documenting the irrigation system, maintenance procedures, and troubleshooting information. His goal is to preserve institutional knowledge so future volunteers or Board members will not have to spend significant time learning the system from scratch.

E. HOA Website and Communication

Steve Muzinich provided an update on the Association's new website. The Board's goal is to improve communication with homeowners by:

- Posting meeting minutes.
- Sending regular email updates.
- Providing timely HOA information electronically.

The Association currently has email addresses for all but **two homeowners**, who will continue receiving mailed correspondence.

Additional Discussion (Agenda Item Missed)

During the meeting, **Tina Keever** noted that an agenda item had inadvertently been skipped. President Steve Muzinich acknowledged the oversight and apologized.

Discussion included:

Weed Abatement

The Board reviewed HOA responsibilities for weed maintenance, including:

- Common areas.
- Ditch easements.
- The community entrance.

HOA Dues

The Board discussed the possibility of increasing HOA dues due to: Rising legal expenses along with unforeseen repairs and increases.

Discussion points included:

- Tina Keever asked about statutory limits on Board-approved increases.
- Steve Muzinich confirmed that limits exist and that larger increases would require
- Budget overages discussed during the Treasurer's Report.
- homeowner approval.
- Jason Harrison asked whether a **special assessment** could be considered instead of permanently increasing dues.
- It was noted that if additional revenue proved unnecessary, dues could potentially be reduced in a future year.
- David Knight stated that any reserve funds used must ultimately be repaid.

The Board agreed that this topic requires additional discussion and would likely require future homeowner voting before any action is taken.

7. Homeowner Comments

There were no homeowner comments.

8. President's Comments

Steve Muzinich formally thanked **Mike Tomis** for his assistance with the irrigation pump when repairs were needed.

9. Adjournment

There being no further business, the meeting was adjourned at **6:10 PM**.