

Hearthstone Condominium Owners Association

November 29th – 3:00PM
Notice of Emergency Board Meeting

[www.zoom.com](https://www.zoom.us/j/95111635383)

Meeting ID: 951 1163 5383

Passcode: 255860

Call In Phone Numbers – Callers Must Check In and will be placed on Mute until Owner Forums
1 253-205-0468

Regular Session - Open to Homeowners

1. Establishment of Quorum/Call to Order
2. Homeowners' Forum - Agenda Items Only
 - *Each homeowner will be allowed three (3) minutes for comments/questions.*
 - This session will be limited to a total of 30 minutes.*
3. Meeting Minutes - Approval Open Meeting Minutes
4. Financials for the months January – October 2025
5. Legal Issues
 - a. ADR Complaint
 - b. Civil Complaint – Balcony Issues and Items in Common Areas
6. Old Business
 - a. Roof bids
 - b. Landscape Maintenance Contract
 - c. Landscape Renovation Bid
 - d. Insurance Renewal
 - e. 2024 Audit
7. New Business
 - a. Appointment of Board Member
 - b. 2026 Annual Budget Adoption
8. Homeowners' Forum
9. Adjournment

This agenda has been published and distributed to the Hearthstone Condominiums Association in accordance with NRS 116.3108, 116.31083, and 116.31085. The agenda includes an open forum in which members may speak on any Association topic of their choice and the regular session of the Board of Directors meeting will be audio taped. The Board of Directors may take action on all items listed on the agenda and a copy of the minutes is available at our management company, Assured Real Estate (a cost may be involved).

2026 Budget Detail

Hearthstone Condominium Owners Association

Account Name	Total	Per Month	
Income			
INCOME			
Assessments	\$ 141,122.00	\$ 280.00	
Expense			
EXPENSES			
SERVICE CONTRACTS			
Fire & Lifesafety	\$ 150.00		
Landscape Maintenance	\$ 10,920.00		
Pest Control	\$ 660.00		
Pet Waste Removal	\$ 2,080.00		
Roof Cleaning	\$ 3,000.00	\$ 1,650.00	Increase to 4x year
REPAIRS AND MAINTENANCE			
General Repairs	\$ 9,250.00	\$ 2,050.00	Increase per actual
Landscape Repairs	\$ 1,200.00		
Lighting Repairs	\$ 650.00		
INSURANCE			
Cyber Insurance	\$ 990.00	\$ 490.00	Increase per actual
Property and General Liability	\$ 23,493.00	\$ 8,993.00	Increase per actual
LEGAL AND OTHER PROFESSIONAL FEES			
Legal	\$ 500.00	\$ (3,000.00)	Decrease per actual
Accounting / CPA / Audit	\$ 2,200.00	\$ 1,000.00	Increase full audit required
Secretary of State Fee	\$ 150.00	\$ 100.00	Increase per actual
Ombudsman Fee	\$ 179.00		
ADMINISTRATIVE			
Management fees	\$ 9,000.00		
Postage, Copies & Office Supplies	\$ 950.00		
UTILITIES			
Electricity	\$ 2,000.00	\$ 440.00	Increase per actual
Water	\$ 25,750.00		<i>*No increase in conversion anticipation*</i>
Garbage and Recycling	\$ 10,000.00	\$ 1,500.00	Increase per actual and overload fees
RESERVE EXPENSE			
Scheduled Reserve Deposits	\$ 38,000.00	\$ 2,000.00	
Total Budgeted Expense	\$ 141,122.00		