

**The Vistas Homeowners Association**

**MEETING MINUTES**

BUD BEASLEY ELEMENTARY SCHOOL

January 22, 2009 - 6:30 P.M.

**Board Members Present**

Dave Stefan  
Mary LeMay  
Dave Sexton - Absent  
Larry Kleinworth  
Jim Baldwin - Absent

**Staff Present**

Stacie Ciesynski, Office Manager  
G' Richmond, CAM  
Chris Burton

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**I Call to Order**

Dave Stefan called the meeting to order at 6:33 p.m.

Introduction of Board members and staff, Dave Sexton and Jim Baldwin were absent. For the record it was stated the meeting would be recorded.

**II Membership Forum**

- A homeowner asked that he be able to present written information to the association on what he felt could possibly turn the economy around. The Board said they would be willing to review the information at a later date since the item was not on the agenda for consideration.
- A question was asked about what can be done to help with clean up of broken bottles and other debris on the vacant lots on Vista Terrace. Dave Stefan thought the owners needed to be contacted to let them know that their lots need to be maintained. Another suggestion for those who don't comply was to hire a company to clean the lot and then bill the homeowner. Stacie said she would contact National Landscape to see if they would be interested in maintaining those lots if the owners agreed.
- A question was asked if there was any type of federal grant program or other training programs that might be able to provide some sort of "handyman" type service to The Vistas. Clyde Hartz and Barbara Gonzales agreed to look into it.
- A question was asked about the rules for Satellite dishes. Dave Stefan outlined the FCC regulations regarding dishes and explained the association's process.
- A homeowner asked about the association policy regarding solar panels. Dave stated that solar panels would have to be submitted for approval to the Architectural Control Committee.

**III Council Representative – Mike Carrigan**

Mike Carrigan talked about The City of Sparks budget issues and the tax structure within the State. Additional cuts will need to be made if the State requires an additional 4% be given back. Mike answered several questions from homeowners and encouraged everyone to keep up with what is happening at the legislature. Mike assured everyone that things in the City will still get done and asked that we just be patient.

**IV Approval of MINUTES**

**Motion:** Larry Kleinworth made a motion to approve the October 23, 2008 meeting minutes; Mary LeMay seconded, motion carried unanimously.

**V Financial Report**

**A. Treasurer's Report**

1. Financial Report – October, November, and December 2008

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$279,074.81
Architectural Deposits	\$ 6,437.73
Reserve Funds	\$126,067.00
Accounts Receivable	\$ 26,249.49
Total Assets	\$437,829.03
Total Liabilities	\$151,062.05
Total Capital	\$286,766.98
Liabilities & Capital	\$437,829.03

**Motion:** Larry Kleinworth made a motion to approve the October, November, and December 2008 unaudited quarterly financial report; Mary LeMay seconded, motion carried unanimously.

VI **Reports - Landscape Report – Dave Stefan**

A. Dave Stefan explained that areas on Southview Drive and Los Altos Parkway have been partially rocked. In addition, we have received bids from National Landscape to do some drainage work and apply rock to other areas in the association.

**Motion:** Dave Stefan made a motion to approve rocking a small area on Canyon Parkway and a portion of Vista Terrace, approve drainage work on Southview, Stoneview, and Goodwin, and remove trees from the open space where they are breaking down the fence behind a home on Vista Mountain. Drainage work on Goodwin will not be done until Dave and Mike walk the area to see exactly what is needed. If drainage work is needed on Goodwin, amount not to exceed \$5,000, Larry Kleinworth seconded, motion carried unanimously.

B. **Motion:** Mary LeMay made a motion to extend National Landscape’s contract for an additional 2 years at the current rate with no increases, Larry Kleinworth seconded, motion carried unanimously.

VII **Correspondence**

A. Owner Requests-Letters to the Board of Directors

VIII **Compliance Report**

A. Chris reported that for the period from October through December 2008 there was 343 compliance letters sent, 41 hearings were scheduled, 11 were put on the executive agenda and 5 homeowners had been fined. Chris will begin sending out letters to homeowners that have metal or plastic sheds in The Vistas since these types of sheds are not approved. All sheds must be approved by the Architectural Control Committee and must be stick built, pitched roof with shingle color to match house and the shed painted to match house as well.

IX **Old Business**

A. Request workers compensation bid from Employers Insurance since they are able to include Board of Directors and volunteers of the association in the policy. The Board asked Stacie to look to see what the cost is for Board and volunteer coverage and does the coverage extend for the whole year or can we have coverage for a certain period of time.

**Motion:** Larry Kleinworth made a motion to approve the change in workers compensation policy for the association to Employers Insurance, Mary LeMay seconded, motion carried unanimously.

X **New Business**

- A. Dave Stefan thought that the proposal for the committee submitted by Barbara Gonzales had strengths and weaknesses. Dave liked the idea of creating neighborhood watch programs and doing things for the neighborhoods but feared a proposal broken down by area or “villages” could possibly create unequal representation and he was concerned certain areas would be over represented and other areas would not be represented. All the Board members were concerned about the disparity that could exist with this type of committee. As it stands right now each homeowner generally comes to the Board to express their concerns or suggestions and the Board reviews the information and responds to the homeowner. The Board and those at the meeting all agreed that there were no added benefits by having a committee represented by villages, so it was decided not to pursue this type of committee.
- B. **Motion:** Dave Stefan made a motion to approve the amended Fine Policy with additional changes to item number 7 to be changed to 14 calendar days and section 1 and 2 to include USPS mail. Final approval of the fine policy is contingent upon review and approval by legal council, Mary LeMay seconded, motion carried unanimously.
- C. Barbara Gonzales has agreed to organize the garage sale for The Vistas again this year. She submitted the date of April 25, 2009 and will put the garage sale on Craig’s list, and run an ad in the newspaper. Information on the garage sale will also be put in the next newsletter.  
**Motion:** Dave Stefan made a motion to approve the garage sale on April 25, 2009 and approved to reimburse Barbara for the cost of the ad, Mary LeMay seconded, motion carried unanimously.

**NEXT MEETING SCHEDULES**-Meetings are normally held the fourth Thursday of every third month. (April 23, 2009, July 23, 2009, and October 22, 2009)

## **XI Adjournment**

Being no further business, Dave Stefan adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors

The Homeowners have a right to have a copy of the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of making the distribution. (NRS 116.3108 Section 3 Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 124 Reno, Nevada 89502