

The Vistas Homeowners Association
Board of Directors Meeting Minutes
January 26, 2006
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Mary LeMay, and Larry Kleinworth
Also in attendance were Gregg Barnard and Dane Andersen from Woodburn and Wedge

Board Members Absent: Tim Wulf

Call Meeting to Order

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

Joe Rodriguez, Code Enforcement Officer with the City of Sparks, explained that his job is to deal with property maintenance type issues. He does not police city streets, those issues would be handled by the Sparks Police Department. He does handle parking issues relating to vehicles on the property. Joe explained that the City ordinance for parking vehicles in the front yard area requires that a vehicle be parked on a hard surface like concrete, asphalt or pavers. Joe stated that they are currently enforcing issues on a complaint basis only. Starting next year they will be more proactive in their enforcement.

Eric Atkins, a police officer with the City of Sparks, was invited to address homeowners concerns about issues in The Vistas. Officer Atkins explained that The Vistas is in beat 4 and the area is large and runs north to Wingfield Springs. There is one officer assigned to this area. Officer Atkins did say that they are looking at starting a 7th beat which would divide beat 4 in half.

Mary LeMay asked how effective a neighborhood watch program can be. Officer Atkins explained that in his opinion they can be very effective. Any homeowner wanting to start a neighborhood watch program can get in touch with Gene Schriebr in the community resources division and he could get them started.

A question was asked in regards to the procedure for getting junk vehicles removed from the street. Officer Atkins explained that they have 5 types of priority calls. Parking calls would generally be a priority 5 call. He explained that it may take them a day or two to respond to the parking calls, but they do respond and eventually get the problem take care of. He explained that it is against the law to park a vehicle on a City owned street or parking lot without a valid registration. There is also a Sparks municipal code that says you cannot park a vehicle in the same location on the street for more than 48 hours.

He also explained that the City of Sparks has a graffiti abatement hotline and if you call and tell them exactly where the graffiti is, they will add it to the list and go out and clean it up.

Membership Forum

A homeowner expressed his concern over the way people speed on his street. Larry explained that the traffic division is separate from the patrol division. Larry encouraged them to call the traffic division and have them come out and monitor a section of the roadway.

Approval of previous Meeting minutes

The Board approved the meeting minutes dated October 27, 2005.

Motion: Larry Kleinworth made a motion to approve the July 28, 2005 Board of Directors minutes as written. Mary LeMay seconded. Motion was unanimously approved.

Financial Report Treasurer's Report

Dave explained that NRS 116 mandates that the association be audited for 2005. Therefore, Mary only read the financial reports. The 12/31/05 audited financial statements will be approved at the next meeting.

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$157,859.85
Architectural Deposits	\$ 22,175.58
Reserve Funds	\$119,983.88
Accounts Receivable	\$ 4,960.00
Total Assets	\$304,979.31
Total Liabilities	\$109,946.77
Total Capital	\$195,032.54
Total Liabilities & Capital	\$304,979.31

Stacie Ciesynski explained that three (3) bids were obtained for the audit of Financial Statements. One bid was not to exceed \$6,000 and the other two bids were not to exceed \$3,500. Stacie recommended that the Board approve hiring Gene Clawson, CPA at a price not to exceed \$3,500. The recommendation was based on the fact that Mr. Clawson has experience in auditing homeowners associations, whereas the other accountant did not.

Motion: Larry Kleinworth made a motion to hire Gene Clawson for the 2005 audit of financial statements at a price not to exceed \$3,500. Mary LeMay seconded. Motion was unanimously approved.

Committee Reports

Landscaping Committee – Dave Stefan once again explained that bark will be blown along the hillside in those areas where the landscaping fabric is showing. This money was included as part of our reserve study and additional funds will be accumulated in our reserve account to handle bark in this area in the future. Dave also explained that approximately 100 yards of bark has been placed in areas on the parkway that needed it.

Dave updated the homeowners on the status of the landscaping changes set to take place on the parkway. Work is scheduled to start end of February, beginning of March, depending on weather conditions.

Correspondence

No Correspondence

Property Report

Stacie Ciesynski reported that we are currently hiring for a new compliance person. Interviews have been held and Stacie hopes to have a person in place soon.

Old Business

- A. Drainage Update – Dave Stefan explained that the City is still studying those areas that were affected by the summer flood. Dave updated them on the meetings we have had with the City and will keep them informed.

- B. Advertising Update – Mary LeMay explained that the businesses in the area have been contacted to see if they would be interested in advertising with The Vistas. This will allow the association to reduce some of the postage expense incurred. Mary said she received a very positive response from the community. Advertising inserts will be included with the March newsletter.

New Business

- A. Larry Kleinworth made a motion to approve the changes to the Assessment Collection Policy. Mary LeMay seconded. Motion was unanimously approved.
- B. Security Issues - A question was asked if the Board had looked into a private security company to patrol The Vistas. Dave explained that Larry Kleinworth, a Board member, is a retired police officer and has the expertise and background in this area. Larry explained the benefits and the disadvantages to hiring a private security company. A homeowner suggested the association could possibly collaborate with the adjoining associations to help with the cost of hiring a private security firm. The concern regarding this suggestion would be that there now would be a much bigger area to patrol and may require additional personnel at an additional cost. Another suggestion was to hire an employee of the association to patrol the area. Larry explained that the cost to do something like that would be quite substantial. Larry encouraged all the homeowners to keep watch and report suspicious activity within their neighborhood. Unfortunately, a security officer has no more power than the homeowner who lives in the area. After the discussion, the Board agreed get a quote to see what it actually would cost the association to hire a private security firm to patrol The Vistas and contact Desert Highlands to see if they are interested in participating.

Next Meeting Schedule

The next quarterly meeting is scheduled for April 27, 2006, at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month (July 27, 2006 and October 26, 2006). Please mark your calendars to attend.

Being no further business, Mary LeMay adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors