

The Vistas Homeowners Association
Board of Directors Meeting Minutes
October 23, 2003
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Ron Smith, Dave Sexton, Mary LeMay and
Barbara Gonzales

Board Members Absent:

Call Meeting to Order

Dave Stefan called the meeting to order.

Membership Forum

- ❖ A homeowner on Canyon Terrace asked about CB antennas and whether or not they are allowed. He also complained about a home that has had Christmas lights up for 3 years and never takes them down. Dave Stefan encouraged the man to fill out a complaint form and Stacie would follow-up.
- ❖ A question was asked whether or not the Association could do anything about the large cracks in the streets. The homeowner felt that the Association could possibly encourage the City to fill the cracks. Stacie explained that she has called regarding other areas of The Vistas and the City seems to have a schedule that they go by. Dave Stefan thought that we could try again with the City to see what can be done.
- ❖ A homeowner asked about whether or not the Board adhered to the open meeting law of regulations and also does the Board disclose their individual financial information. Dave Stefan explained that the quarterly meetings are advertised and posted and that Board members are volunteers and they have not in the past disclosed their financial information. The homeowner felt that there are other volunteer positions that do post their financial information and that the Board may be required to do so. Dave said he would seek advice from our legal counsel.

Barbara Gonzales entered meeting at 6:38 p.m.

- ❖ The same homeowner also addressed the issue of the large amount of grass on the Parkway. His contact at Truckee Meadows Water Authority told him the Association has saved approximately 12% to 15% to date under the current pilot program. He would like to see that reduced even more and see the amount of money spent on water decreased. He volunteered to help when the Board is ready to eliminate a portion of the sod. There was further discussion from homeowners that love the parkway and want it to stay the way it is. Dave Stefan told the group that there are areas that we have agreed with TMWA to eliminate. These areas are minimal and are areas that are hard to keep green and do create runoff.
- ❖ A question was raised regarding the weeds growing in the common areas behind homes in The Vistas. He wanted to know if there were any provisions in place to keep the weeds cleared from these areas to prevent fire hazards. Dave Stefan

- explained that some of these areas the builders did not leave the proper access and therefore any weed control requires that it be hauled out manually on someone's back. This type of method is expensive, but we do have weed abatement in the 2004 budget and the Board plans on getting bids at least for a fence perimeter fire block in these areas.
- ❖ Another homeowner expressed his view that he chose to move to The Vistas because of the greenbelt, but finds it frustrating when excessive water from the parkway dirties his clean car. Dave Stefan explained that the Board is trying to eliminate this problem, but there are several issues that need to be addressed. One issue is the way that the parkway and the sprinklers were initially installed. The center islands were designed so that any runoff has to flow from the center of the island to the curb. Therefore you have water in the streets. We have also recently replaced all the center islands with different type heads and our landscaper has said this has made a big improvement. Dave stated that as long as the Association elects to keep the grass green there would always be some sort of water on the parkway. The homeowner expressed concern that he is not hearing from the Board what is going to be done about this problem or a possible solution to divert the water somehow. Dave Stefan explained that the Board has done two things. One is the pilot program with TMWA and they have complete control of our water usage for the next three years. The second is that TMWA has provided The Association with all new clocks, so we now have the ability to only water specific areas. We did not have this ability with the old clocks. Dave felt that the Board could look into diverting the water, but the City Public Works department would have to approve the diversion since the water would probably flow down to the bottom across City streets.
 - ❖ A homeowner expressed concern about the intersection of Goodwin and Los Altos and how it is difficult to see on coming traffic with the overgrown landscaping. Ron Smith explained that this area is not the Association's. Ron thought that we could contact the other Association and see if they would trim this area back. Another homeowner suggested that we should contact the City to see if they would put a sign up to indicate there is an intersection there. Dave Stefan said that we could call the City to find out if it is possible.
 - ❖ A suggestion to put a map on the Information Boards was made. Ron explained that the Board at the bottom has been repaired and a new Board was placed at the top of Los Altos. The Association office is in the process of getting a new aerial map of the entire Vistas and thought that we could see about getting a couple of smaller maps for the Information Boards.
 - ❖ A homeowner asked if backyard landscaping is a requirement and if it is covered in the CC&R's. Dave explained that it is not covered, but if the problem becomes a nuisance we could send them a letter and ask the homeowner to correct it.
 - ❖ A homeowner on Madrid Drive expressed concern about the residence on his street that has no intentions of putting up their cross fence. His concern is with the house next door that does not have backyard landscaping. What happens if their fence blows down and they do not want to put the fence back up? Also, if his fence blows down why does he have to put his fence back up? Dave explained that Stacie is working on this issue. The homeowner also brought up the issue of the drivers in the area speeding and it might be time to put up some speed bumps. Dave Sexton explained that speed bumps are a City of Sparks issue and the Association cannot do anything in regards to them. He did suggest that maybe we could put up signs like Children at play or something like that, but then

we would have to get a homeowner to volunteer to put the sign in their yard. Mary LeMay explained that you could buy signs at Toys R Us or contact the Community Action Officer in Sparks who deals with issues like this.

- ❖ A homeowner commented on the increased construction activity on Vista Terrace and how with this increased activity is making it difficult to see oncoming traffic because of work trucks being parked in the way. She fears there is going to be an accident there. She also said that she is seeing the same trailers, boats etc. being parked on the street. She asked what the process was in getting these removed. Stacie explained the lengthy compliance process. The homeowner explained that the problem she is seeing is these vehicles are being parked there for a week and then moved and then show up again for another week and then moved. Dave Stefan explained that we are seeking legal advice on this very issue to see if we have to start the process over each time the violation occurs or after they have been noticed once and the problem occurs again can we go on to the next step in the process. Another homeowner suggested we look at SP100 since it addresses this issue. Yet, another homeowner explained that there is a City ordinance that prohibits these types of vehicles from being parked in the street longer than 48 hours and they can call the police to come out.
- ❖ The Board was thanked for the Association BBQ and hoped that it would be done again next year.
- ❖ A couple meetings ago the issue of landscaping on the hillside of Southview was brought up, a homeowner wanted to know where we stood on that issue and what was going to be done? Dave Stefan explained that his area is part of the Capital Improvements portion of the 2004 budget. The City has extended the split rail fence and has put some plants in the area. The Association will continue to improve this area.
- ❖ A question was asked about the ownership of the property located at the end of Goodwin there by Los Altos. Dave Stefan explained that Tim McDonald owns about 7 acres of the property.

Approval of previous Meeting minutes

The Board approved the annual meeting minutes dated July 24, 2003 as written.

Motion: Dave Sexton made a motion to approve the annual meeting minutes as written, Mary LeMay and Ron Smith seconded. Motion was unanimously approved.

Financial Report

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$357,218.33
Architectural Deposits	\$ 16,498.62
Reserve Funds	\$ 35,626.74
Total Assets	\$409,343.69
Total Liabilities	\$ 17,396.54
Total Capital	\$391,947.15
Total Liabilities & Capital	\$409,343.69

Motion: Ron Smith made a motion to approve the Financial Report as read, Mary LeMay seconded. Motion was unanimously approved.

Stacie Ciesynski discussed the tax return that the Association files each year. Stacie recommended that the Board file an 1120H.

Motion: Dave Sexton made a motion that the Association file an 1120H. Mary LeMay Seconded. Motion was unanimously approved.

Committee Reports

Budget

Homeowner Questions:

What is the definition of a “Transfer Fee”? Stacie explained that this was a fee that is charged when a home is sold in The Vistas and it covers the cost of transferring the home from the seller to the buyer. The fee is \$145.00.

The second question was in regards to the increase for Rent from 2003 to 2004. Stacie explained that there was a possibility that the Association office would move to a bigger space, but now that does not appear to be happening.

The Insurance budget amount covers the Association common area and the Board members. This amount is based on the number of units you have in the Association.

What is the definition of “HOA Document Fee”? Stacie explained this fee covers the cost of producing and supplying Articles of Incorporation, Bylaws, Rules & Regulation, Minutes of prior meetings and financial information to the title company for new homeowners.

A homeowner offered to update and maintain the Association Website and reduce the cost to do this by 50%. Dave Sexton volunteered to meet with the homeowner to discuss this possibility.

A homeowner questioned the fact that the 2003 budget under Supplies & Materials had Lighting and Electrical and the 2004 budget under Supplies & Materials has general maintenance. Stacie explained that the 2003 budget for Lighting and Electrical was specifically for replacing and maintaining the lights along the parkway. This amount does not cover the power that we pay for the Association. That is paid from the Utility Expense and is minimal at about \$3.06 per month.

A homeowner questioned the budgeted amount for Weed Abatement and suggested that everyone should maintain the back of his or her fence. It was thought that maybe the Association can sponsor a volunteer workday sometime in the Spring and the Association could supply large garbage containers and strategically place them throughout The Vistas. Another homeowner suggested that instead of paying a landscaper that possibly the ROTC program at North Valley High School would be willing to do weed abatement as a fundraiser for The Vistas. The homeowner offered to contact the person in charge of the ROTC program if the Board is interested.

It was pointed out that the largest increase in the 2004 budget is Employee Expense. Dave Stefan explained that the reason for this was to be able to be more responsive to the homeowners and get things done quicker and more efficiently.

Motion: Dave Sexton made a motion to approve the 2004 budget. Ron Smith Seconded. Motion was unanimously approved.

Old Business

As part of the increase in the 2004 budget for Employee Expense the Board has hired a part-time handyman to be able to address Association issues as they arise. Dave Stefan explained that Stacie has just hired a part-time person to handle all compliance issues and she will start effective November 4, 2003.

New Business

The Association will be sponsoring another Holiday Caroling event. The homeowner consensus was to have the Caroling during the middle of the week. Ron Smith commented that last year we had a pretty good turn out of people who went caroling, but we did not have a good response from the people in the neighborhood. Nobody would come out to listen to the carolers.

The homeowners thanked the Board for all their hard work.

Next Meeting Schedule

The next meeting is scheduled for **January 22, 2004** at 6:30 at Bud Beasley. Meetings are normally held the fourth Thursday of every third month. (April 22, 2004, July 22, 2004 and October 28, 2004)

Being no further business, Dave Stefan made a motion to adjourn the meeting at 7:50 p.m. Ron Smith seconded. Meeting was adjourned.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors