

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

Board Members Present: Mary LeMay, Dave Sexton, and Larry Kleinworth

Board Members Absent: Dave Stefan and Jim Baldwin

Call Meeting to Order

Dave Sexton called the meeting to order.

Membership Forum

- A homeowner had a question about whether or not the increase in violations relate to the same CC&R and if the CC&R's need to be changed. She specifically would like to see the RV CC&R changed to allow all RV's etc. to be parked on the non-garage side or the back of the home if the lot permitted parking in these areas. The Board explained the process of getting the CC&R's changed and that homeowners are also bound by City of Sparks ordinances with RV's as well. Stacie explained that the increase in violations is related to maintenance of yards. We are seeing more yards with weeds, dandelions, and an overall lack of care. People are waiting too long to address the issue with their yards and then it becomes very difficult and a lengthy process to correct the problem.
- A homeowner liked the landscaping changes that were made to the three islands on Los Altos and would like the Board to consider budgeting to change the rest of the islands on the parkway. He also would like to see the sod removed from the smaller islands on Vista Heights since a lot of water is wasted watering those areas. Lastly, he asked that the trees that have died on Vista Terrace Lane be replaced in the Spring.
- Questions relating to water on the parkway were discussed, as well as, all the construction issues we had on the parkway this year that caused additional problems.
- A homeowner asked about weed abatement in the common area and was concerned the association was going to remove all the natural vegetation that so many animals live in. She does not want to look at barren land. She also asked about the drainage issue referred to in the budget letter. The board explained the prior flooding and drainage problems.

Approval of previous Meeting minutes

The Board approved the general meeting minutes dated July 27, 2006.

Motion: Mary LeMay made a motion to approve the July 27, 2006 Board of Directors minutes as written. Larry Kleinworth seconded. Motion was unanimously approved.

Financial Report Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$ 231,876.93
Architectural Deposits	\$ 21,396.82
Reserve Funds	\$ 91,922.55
Accounts Receivable	\$-102,419.03
Total Assets	\$ 242,777.27
Total Liabilities	\$ 26,215.23
Total Capital	\$ 216,562.04

Total Liabilities & Capital \$ 242,777.27

Motion: Larry Kleinworth made a motion to approve the July 2006 through September 2006 unaudited financial information. Dave Sexton seconded. Motion was unanimously approved.

Committee Reports

Stacie explained that a request for proposal for landscaping services was recently sent out and the results were discussed. Dave Sexton made a motion to accept National Landscapes proposal for landscaping services for a three year period starting January 1, 2007. Larry Kleinworth seconded. Motion was unanimously approved.

Correspondence

Property Report

Chris reported 523 total violations from July through September. 41% were nuisance and maintenance of lot issues; 30% were RV's utility trailers etc.; 19% were garbage can violations and the remaining 20% were fence, completion of landscaping, signage etc. issues.

Old Business

A. The Ratification of Vista Terrace Fencing Resolution was tabled.

New Business

A. Ratification of 2007 proposed general budget and reserve budget

Stacie Ciesynski addressed questions relating to the proposed budget. With no further questions or objections, Dave Sexton made a motion to approve the 2007 general budget. Larry Kleinworth seconded. Motion was unanimously approved.

Dave Sexton made a motion to approve the 2007 reserve budget. Larry Kleinworth seconded. Motion was unanimously approved.

Next Meeting Schedule

The next meetings are scheduled for January 25, 2007, April 26, 2007, July 26, 2007 and October 25, 2007, at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month. Please mark your calendars to attend.

Being no further business, Dave Sexton adjourned the meeting.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors