

The Vistas Homeowners Association
Board of Directors Meeting Minutes
October 27, 2005
Bud Beasley Elementary School

Board Members Present: Mary LeMay, Larry Kleinworth, and Tim Wulf
Also in attendance was Dane Andersen from Woodburn and Wedge

Board Members Absent: Dave Stefan

Call Meeting to Order

Mary Lemay called the meeting to order at 6:33 p.m.

Membership Forum

Approval of previous Meeting minutes

The Board approved the meeting minutes dated July 28, 2005.

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

Financial Report Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$234,749.55
Architectural Deposits	\$ 25,060.74
Reserve Funds	\$ 76,211.69
Accounts Receivable	\$ 2,184.84
Total Assets	\$338,206.82
Total Liabilities	\$159,399.53
Total Capital	\$178,807.29
Total Liabilities & Capital	\$338,206.82

Stacie explained that the conversion from cash basis to accrual basis accounting had been completed and that is why they now see accounts receivable, prepaid income and accounts payable on the Balance Sheet.

Motion: Tim Wulf made a motion to approve the Financial Report as read, Larry Kleinworth seconded. Motion was unanimously approved.

Committee Reports

Landscaping Committee – Dave Stefan was not present so Stacie Ciesynski reported that the three year pilot program with Truckee Meadows Water Authority was complete. The association averaged a 30% water savings and TMWA was pleased with the study and the information they obtained. The association will get to keep the controllers that TMWA installed and our landscaper will continue using the ET program.

Stacie also explained that the Board is planning to have bark blown on the parkway on those steep areas where the landscape material is showing.

A meeting with a landscape architect is scheduled for Tuesday to go over plans for the landscaping on the center islands on the parkway. Homeowners should see work on these islands completed before the end of the year.

Correspondence

No Correspondence

Property Report

Sheila reported that for the quarter July 1, 2005 to September 30, 2005 there were approximately 304 violations. 45% were for lot maintenance, 25% were RV's, boats etc. left out, 15% were visible garbage cans, 5% signs and about 5% were common nuisance violations.

Mary also reported that the association office has moved. It is still in the same building but the office is now upstairs in suite 217.

Old Business

- A. Drainage Update – Stacie explained that the board has been meeting with City of Sparks in regards to the drainage issues in The Vistas. The City has contracted with Stantec to look and give recommendations on drainage design and with PBS&J to review swale design.
- B. Advertising on Website & Newsletters – Tim Wulf explained that the Board felt that there is an opportunity to defray some of the expenses by utilizing our quarterly mailings to the homeowners. Business would be able to access due dates and mailing times through our website and provide coupons that our mailing service could insert into the quarterly information that is sent to homeowners.

New Business

- A. The Board approved the Record Retention Schedule. Larry Kleinworth made a motion to approve the Record Retention Schedule. Tim Wulf seconded. Motion was unanimously approved.
- B. The Board approved the Fine and Penalty Policy and Procedure. Motion: Larry Kleinworth made a motion to approve the Fine and Penalty Policy and Procedure as written. Tim Wulf seconded. Motion was unanimously approved.
- C. Stacie Ciesynski went through each item of the budget explaining what is proposed for 2006. Motion: Larry Kleinworth made a motion to approve the 2006 Operating and Reserve Budgets as written. Tim Wulf seconded. Motion was unanimously approved.

Next Meeting Schedule

The next quarterly meeting is scheduled for January 26, 2006, at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month (April 27, 2006, 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