

The Vistas Homeowners Association
Board of Directors Meeting Minutes
April 22, 2004
Bud Beasley Elementary School

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

Board Members Absent:

Call Meeting to Order

Dave Stefan called the meeting to order at 7:03 p.m.

Membership Forum

- ❖ There was concern over the white top growing in the parkway around Orinda Drive. Dave said he would have our landscaper spray in that area.
- ❖ Whose responsibility is it to clean up behind homeowner's yards that back up to common area? Dave explained that we are working with the North Valley High School ROTC program to do clean up for the Association. This should start some time in May and go into June.
- ❖ A homeowner expressed concern over the area at the southeast corner of Vista and Los Altos Parkway. His concern is that this area is going to be commercial at the entryway to our community. He wanted to encourage the Board to be proactive in finding out what is going to be put in that area. Dave interjected that a plan has already been submitted for an office building. Dave explained that it would be a single story tiled roof office building that is owned by Tim McDonald. The homeowner felt that it was not the place for a commercial development. He was directed to go to the City of Sparks and to contact Mike Carrigan to get more information on the project.
- ❖ A homeowner had a question about Madison Estates. At a meeting regarding this development, homeowner's in the area were told that the homes would be conforming to The Vistas CC&R's. This is now one of the South entrances to the Vistas and she is seeing trailers, boats, etc. in driveways and storage sheds with flat roofs and was wondering if there is anything that The Vistas can do about this problem. Dave was unsure of what restrictions, if any, that are placed on these homes and he encouraged the homeowner to follow up with the City's meeting minutes to find the section that referred to this area conforming to The Vistas CC&R's. Another homeowner felt that Madison Estates had no CC&R's.
- ❖ There was a question asked about the CC&R section that requires two trees be planted in the front yard by the builder. Dave thought that in the area that he lived that the builder might have been allowed to increase the caliper of the tree and only put in one versus the two in the CC&R's. This was due to the fact that some of the front yards in that area are relatively small. Another homeowner felt that there were very few homes up there that have two trees in the front yard regardless of their size. If the homeowners in that area feel the want to pursue

this issue the Association can send a letter to R&K Construction requesting they comply with the CC&R's.

- ❖ The Board, as well as, homeowners in The Vistas were encouraged to make sure the new development of Sky Ridge puts tile roofs on those homes in the Association as agreed to. Dave explained that only approximately 31 of the Sky Ridge homes are in The Vistas.
- ❖ A question was asked if the homeowners would have any notice when the common area behind their homes would be cleaned up. We probably would not be able to notify the homes in the area. She was concerned about the white top growing behind her house from Canyon View Drive down to Santa Barbara. Dave said he would tell Mike, our landscaper to spray that area also.
- ❖ Is Mike going to be our landscaper through this coming season? Dave explained that we put the parkway to bid last October and Mike was awarded a three-year contract. Does our landscape company aerate the Parkway? Dave said that they thatch and do not aerate because originally the contractor put the drip under the sod and the first year Mike aerated he had a lot of leaks.
- ❖ A homeowner felt that there is increased trash and debris on the hillside of Talladega due to the Liberty Hills Development. Stacie will call Centex homes and ask that the trash and debris be picked up and that area maintained.
- ❖ A homeowner thought it would be helpful to have a map available at the meetings so the areas discussed could be pointed out. This would help those homeowners to know where the areas are located that are being discussed. Dave explained that there are small aerial maps located at each information board and a large map in the Association office. The homeowner was interested in something that would be available for meetings. Stacie will try to get a map printed that she would be able to bring to Association meetings.
- ❖ What is the status on Vista Terrace landscaping? Dave explained that Southview is completed and we are in the process of getting bids for the Vista Terrace area.
- ❖ What is the status of getting a helper for Stacie? Dave explained that we have hired a part-time compliance person but she is currently on maternity leave. Denise Purdy will be filling in for Dionne for the next four months.
- ❖ If a home has a tree dying and it is removed is the Association requiring the homeowners to replace the tree. Dave explained that this is usually left to the discretion of the Board. If a homeowner takes both trees out of the front yard then they would be required to replace them. If the yard is nicely landscaped and there is a mature tree there, the homeowner might not be required to replace it.

Approval of previous Meeting minutes

The Board approved the meeting minutes dated January 22, 2004 as written.

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

Financial Report

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$393,572.70
Architectural Deposits	\$ 26,125.71
Reserve Funds	\$ 62,773.64
Total Assets	\$482,472.05

Total Liabilities	\$ 27,854.13
Total Capital	\$454,617.92
Total Liabilities & Capital	\$482,472.05

Motion: Dave Sexton made a motion to approve the Financial Report as read, Barbara Gonzales seconded. Motion was unanimously approved.

Property Report

Stacie Ciesynski gave an overview of all the accomplishments of the Board of Directors since bringing the management of the Association in house October 2002.

1. Opened and staffed Association office
2. Active Enforcement - hired part-time compliance person
3. Development and Implementation of Association Website
4. Installed garbage cans and pet signs along the parkway
5. TMWA Pilot Program – 3 year water reduction program
6. New clocks, sprinklers etc. on the parkway to make watering more efficient
7. Information Board installed on the top of Los Altos
8. Association Events - Holiday Caroling and Annual BBQ
9. Landscaped hill on Southview Drive
10. Light Poles painted and numbered
11. Walkway extended on Los Altos Parkway up to Goodwin
12. Fiscally Responsible –Excess funds used to subsidize a portion of Homeowner dues for Oct. 2004 and has substantially reduced delinquent homeowner accounts.
13. Fencing off area on Palo Alto
14. Proposed - Vista Terrace Landscaping with sitting area
15. Clean up common area – North Valleys High Jr. ROTC program

Compliance issues – over 300 violations for the 1st quarter were logged. They consisted of maintenance of lots issues, address numbers missing, homes that need to be painted, garbage cans, boats, trailers, RV's being left out, oil stains on driveways, and completion of landscaping front and side yards.

Old Business

The landscaping on Southview Drive has been completed and the area looks good. Thank you to all those neighbors that let our landscapers use their water until we could get hooked up to City water. The water is currently on and the area is being watered. The City of Sparks let us tap into their system and we will be billed annually for the water use.

New Business

We will have our 2nd Annual BBQ this year on July 10, 2004 and will be doing a better job of advertising the event.

The Board would like to create a past presidents position. This would allow the past president to stay on in a consulting non-voting role.

Garage Sale issues – we have a problem with signage on the parkway relating to garage sales throughout The Vistas. These signs are city violations, as well as, against the

CC&R's. One possibility to help reduce signage on the parkway is to have an annual community garage sale. A homeowner suggested that when somebody wants to have a garage sale they would call Stacie and give her the information where the garage sale will be held and she could follow up on getting everything cleaned up. The second suggestion was to put A-frames at the beginning of the islands that list the garage sales on those streets. Another homeowner reminded the Board that the parkway is public right-of-way and we cannot authorize anyone to put signs on the parkway. There is another issue related to these signs and that is destruction of property. People nail and duct tape these signs to trees and poles in the parkway or force signs into the root ball of the tree. The Board understands all the issues surrounding signage on the parkway but has determined there is no clear-cut solution to the problem. The Board did not come to a final decision on this issue.

The Association has approximately 180,000 in retained earnings that the Board is going to be returning to the homeowners in the form of a credit that will appear on their October 2004 billing statement. The credit will be applied to past debt first.

Next Meeting Schedule

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

Also, the Architectural Control Committee meets on the second Thursday of every month. All paint colors, accessory outbuildings like sheds and additions, etc. are approved by this committee. Please contact the Association office at 786-0500 if you have any questions on what requires approval.

Being no further business, Dave Stefan adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors