

The Vistas Homeowners Association

QUARTERLY MEETING MINUTES
BUD BEASLEY ELEMENTARY SCHOOL
April 24, 2008 6:30 P.M.

Board Members Present

Dave Stefan
Mary LeMay
Dave Sexton
Larry Kleinworth
Jim Baldwin

Staff Present

Stacie Ciesynski, Office manager
G' Richmond, CAM
Chris Burton

I Call to Order

Dave Stefan called the meeting to order at 6:35 p.m.
Introduction of Board members and staff, for the record it was stated the meeting would be recorded.

II Membership Forum

Twenty-seven (27) homeowners were present.

- A suggestion was made by a homeowner to bold the portion of the election materials that requires the secret ballot be returned to the office by a certain date and time.
- A homeowner asked if we knew when the upper portion of Los Altos Parkway was going to be resealed by the City. A homeowner explained he had talked with the City and was told it was in the works but didn't know the exact date that it would be done.

III Council Representative – Mike Carrigan not present for the meeting.

IV Approval of MINUTES

Motion: Dave Sexton made a motion to approve the January 24, 2008 meeting minutes as corrected. Barbara Gonzales requested her name be inserted in place of "homeowner" relating to the Vista Ridge Architectural Control Committee; Larry Kleinworth seconded, motion carried unanimously.

V Financial Report

A. Treasurer's Report

I. Financial Report – January, February, March 2008

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$236,770.64
Architectural Deposits	\$ 8,575.90
Reserve Funds	\$111,697.92
Accounts Receivable	\$ 34,379.62
Prepaid Expenses	\$ 9,318.00
Total Assets	\$400,742.08
Total Liabilities	\$111,841.46
Total Capital	\$288,900.62
Liabilities & Capital	\$400,742.08

Motion: Dave Sexton made a motion to approve the unaudited quarterly financial report; Jim Baldwin seconded, motion carried unanimously

B. 12/31/07 Audited Financial Statements

Stacie reported that the audit for 2007 had been completed and copies of the 2007 audited financial statements were available at the meeting. She also reported on the items in the Management Letter and

asked that the Board consider adopting a Conflicts of Interest Policy as recommended by the audit. The Board agreed that a Conflicts of Interest Policy should be on the agenda for approval at the July 2008 meeting.

Motion: Dave Sexton made a motion to approve the 2007 audited Financial Statements; Larry Kleinworth seconded, motion unanimously approved.

C. 2007 1120-H Federal Tax Return

Motion: Jim Baldwin made a motion to approve the 2007 Federal Tax Return (1120-H); Dave Sexton seconded, motion unanimously approved.

VI Reports

A. Landscape Report-Dave Stefan

Dave Stefan explained that in the fall our landscapers finished placing bark on the South side of Los Altos Parkway from Orinda down. The sprinklers have been turned on and the parkway is starting to green up. The landscapers have also been pruning and cleaning the parkway.

Dave Stefan also reported on the work being done by RTC at the bottom of Los Altos Parkway and Vista Blvd. He explained Doug Malloy, with the RTC, initially came to the association and talked with us about our concerns even though he didn't have to, since the area is City of Sparks right-of-way. Dave explained that they agreed to replace The Vistas sign and it will have a light on it at night. The landscape replacement was drawn up by a landscape architect that will mirror to some degree what has already been done on the parkway. Unfortunately, we lost a lot of mature landscaping and the width of the island is very narrow in the after condition.

A question was asked if there are any plans to remove additional sod on the parkway. Dave explained that we have already removed sod on the smaller islands but at the present time we do not have the resources to remove major sod like the work that was done by Truckee Meadows Water Authority.

A question was asked about fire prevention and what is in place. Dave explained that we have as part of the landscape maintenance contract weed abatement provisions to clean behind homes in The Vistas. Last season they cleaned some areas and later put pre-emergent down. Weed abatement will be an on-going maintenance issue wherever the greatest need is. They haven't gotten to every area in The Vistas so if you know of an area that needs to be cleaned please contact the office with the information.

A homeowner wanted to know if the association has a schedule to replace bark on the parkway. The association has a reserve study and bark is part of that reserve balance. The homeowner was particularly interested in the area around Canyon Parkway and the school. Stacie explained she recently got a call about that area and they are trying to determine who owns the area in question. The association also has in its landscape contract a certain amount allotted for bark that can also be used.

B. Fencing Committee Report findings for North Boundary barb-wire fencing

Barbara Gonzales gave the fencing committee report and submitted the report in writing which included three fencing bids that she received.

Ron King, as a committee member, explained he hiked as well as drove the area on his own and found that the rock area mentioned in the report was actually not on the association's property and that there were approximately 12 breaches in the fence where the wire has actually been cut with wire cutters. Mr. King also explained that the Catholic Church has increased the depth and width of the canal cutting off all access in that area. Mr. King with all due respect to the other committee members concluded his presentation by asking the question "what are we trying to keep out by replacing the fence and spending all this money?"

Stacie read two emails from homeowners that were received in the office that were in favor of replacing the fence for safety reasons to keep people out. They see the fence as a little extra security. The Board, after further discussion, felt that they need to look further at all the issues regarding removing or replacing the fence and decided to table the issue to a later date.

VII Correspondence

A. Owner Requests-Letters to the Board of Directors

I. Stacie read correspondence received by email asking for more landscaping on Vista Terrace Lane. The Board said that this will be the next area looked at as money is available. The preference from the homeowners present is for low-growing shrubs and more evergreens in that area.

2. Homeowners relayed their concerns relating to forts being built in the rock outcropping in open-space area behind their homes. A suggestion was made to close off access to this area by installing a fence/gate across the drainage area the kids are using to get to these outcroppings.

VIII Managers Report

- A. Stacie reported that approximately 364 violation letters were mailed for January through March 2008. About 10% of those violations required second letters and about 6% were placed on the executive agenda for the Board to review. The biggest issue for the quarter was garbage cans being left out; about 52 homeowners had to be reminded to take their Christmas lights down, and other notices relating to oil stains, fence repairs, signs, junk cars etc. were sent out. Stacie reminded homeowners to make sure if they have a shed that it has been approved by the Architectural Control Committee. Plastic and metal sheds are not approved in The Vistas. Chris will be following-up on sheds and making sure approval has been received. If the shed is not approved, the homeowner will be required to seek approval or remove the shed.

IX Old Business

- A. Barbara Gonzales reported that she has had a favorable response to the community wide garage sale with approximately 60 properties contacting her to be included on the map. She has added the garage sale on Craig's list and placed an ad in the Reno Gazette Journal. The cost is \$183.93 and is asking the association reimburse her for \$125.00 and the homeowners pitched in the balance. Barbara will submit receipts for reimbursement to the association.

X New Business

- A. **Motion:** Dave Sexton made a motion to accept the CAU insurance bid pending investigation and clarification of the other insurance bids submitted. If another bid becomes more attractive it will be put on the next quarterly agenda to be approved; Jim Baldwin seconded, motion unanimously approved.
- B. **Motion:** Dave Sexton made a motion to approve the maintenance portion of \$5,250 as included in the 2008 budget and \$7,650 to be paid from the association's reserve funds for replacement of asphalt on a portion of the walkway; Jim Baldwin seconded, motion unanimously approved.
- C. **Motion:** Dave Sexton made a motion to table the Resolution to R&R's section III, BB of the CC&R's until the July 24, 2008 meeting; Jim Baldwin seconded, motion unanimously approved.

NEXT MEETING SCHEDULES-Meetings are normally held the fourth Thursday of every third month. (July 24, 2008 and October 23, 2008)

XI Adjournment

Being no further business, Dave Stefan adjourned the meeting at 8:32 p.m.

Respectfully Submitted,

Stacie Ciesynski

Secretary, Board of Directors