

The Vistas Homeowners Association
Board of Directors Meeting Minutes
April 27, 2006
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Mary LeMay, and Dave Sexton
Also in attendance was Gregg Barnard from Woodburn and Wedge

Board Members Absent: Larry Kleinworth

Call Meeting to Order

Dave Stefan called the meeting to order.

Mike Carrigan, Ward 4 City Councilman, was present. Mike discussed the round-about at Vista Heights. Dave Stefan expressed that from a Board's standpoint they were disappointed that the association was not informed or invited to any meetings pertaining to the building of the round-about, since the association is going to be responsible for maintaining it. A homeowner asked if the association could get a visual of what the round-about would look like. Mike agreed to email a picture to the association office that could be placed on the information boards for homeowners to look at. Mike explained that the contractor building the round-about will not work 7 days a week, they will follow the construction hours as written in the handbook. The round-about should take about six to seven weeks to complete.

Membership Forum

- A question was asked about putting bark on the parkway. Dave explained that this item will be covered under landscaping reports.
- A question was asked about the rules of the association in regards to people constantly working on their cars. Stacie explained that if people are working on cars in their driveway then Joe Rodriguez, Code Enforcement Officer with the City of Sparks should be called. If they are working on cars in the street then the Sparks Police Department should be called. Stacie explained that a complaint with the association can be filed and the issue addressed as a nuisance.

Approval of previous Meeting minutes

The Board approved the general meeting minutes dated January 26, 2006.

Motion: Mary LeMay made a motion to approve the January 26, 2006 Board of Directors minutes as written. Dave Sexton seconded. Motion was unanimously approved.

Financial Report Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Mary explained that we have completed our annual audit of the 2005 Financial Statements and there were no major discrepancies found. A few internal accounting procedures were implemented for additional security.

Total Cash Assets	\$226,799.97
-------------------	--------------

Architectural Deposits	\$ 22,289.27
Reserve Funds	\$120,644.03
Accounts Receivable	\$ 2,550.00
Total Assets	\$372,283.27
Total Liabilities	\$145,080.06
Total Capital	\$227,203.21
Total Liabilities & Capital	\$372,283.27

Motion: Dave Sexton made a motion to approve the 2005 audited Financial Statements. Mary LeMay seconded. Motion was unanimously approved.

Motion: Dave Sexton made a motion to approve the January 2006 through March 2006 unaudited financial information. Mary LeMay seconded. Motion was unanimously approved.

Dave explained that they are in the process of moving the Reserve Fund and putting the money in tiered CD's to earn a better interest rate.

Committee Reports

Landscaping Committee – Dave Stefan explained that we solicited 3 bids from companies to place bark on the parkway. The low bid was from a company in Truckee that has the ability to blow the bark on the hillside. Unfortunately due to some weather issues the price we were quoted by Trout Creek may be increased. If they are unable to honor their bid we do have a backup bid that the association can go with. Dave explained that going forward bark replacement is an item in our reserve fund and will be funded for future needs.

Motion: Dave Stefan made a motion to accept the bid submitted by Trout Creek Landscape. If the bark price changes substantially the Board has the discretion to take the bid from G&G Landscaping, given comparable material. Dave Sexton seconded. Motion unanimously approved.

Dave gave an overview of process involved with the changes to the landscaping on the three center islands of the parkway. The Landscape Architects plans would be available for the homeowners to look at after the meeting.

Correspondence

Stacie presented correspondence from a homeowner on the following issues:

- Install signs regarding graffiti to deter “taggers” in our community. The homeowners didn’t feel additional signs would deter the problem and could possibly create additional areas to be tagged. Stacie encouraged all homeowners to call the City of Sparks GRIP program as soon as they see graffiti. Not only does GRIP remove the graffiti they also take pictures and document the graffiti to create a case if the tagger is caught.
- Issues regarding numerous vehicles parked all over the community. Stacie explained that the CC&R’s do not limit how many vehicles a lot can have.
- A suggestion was made to place doggy bags throughout the community. Stacie gave some information on what the dispenser and bags cost. Most of the homeowners felt the bags would be targeted for vandalism and just end up scattered along the parkway.

Property Report

Stacie explained that Chris Burton had been hired as the new compliance person and he unfortunately was out sick. She assured the homeowners that Chris was being trained and out to do weekly inspections through The Vistas.

Old Business

- A. Drainage Update – Dave gave an update of the meetings that were held with Chris Cobb from the City of Sparks regarding resolving the drainage issues in The Vistas.
- B. Security Issues – Dave explained that Larry Kleinworth received a bid for security services from Securitas Security Services and for 4 drive-through inspections 5 nights a week, and 10 hours at night on Saturday and Sunday the cost to the association would be about \$29,000 annually, which would be approximately \$20 per household per year. A homeowner asked about seeking a trial period to see what benefit it would provide the association. The consensus from the homeowner's present was that they would like the board to see what small term commitment they can get from the Security Firm.

New Business

- A. Vista Terrace Fencing – Dave Stefan explained that the Board has had discussions with some of the custom homeowners on Vista Terrace Lane and they have petitioned the Board to review the association documents and they have presented information regarding their claim that they are not required to have a fence. After lengthy review in conjunction with legal council, Dave explained that the Boards proposal was that all the custom lots that abut common area identified as Vista Ridge Unit 2B lots 11-21, 5B lots 1-12, and 6B lots 1-11 have a choice to either have a fence that complies with the existing criteria in The Vistas or they do not have to have a fence at all. If they choose to have a fence it will need to be wrought iron rear fencing either 4' or 6' foot in height and side and return yard needs to be 6' redwood fencing. The side yard fences may taper down to the rear fence height if a 4' foot rear wrought iron fence is constructed. All fences must be approved by the Architectural Control Committee prior to being built. If they choose to not have a fence some sort of rear lot line delineation between homeowner property and common area will be required. This will allow the homes without fences to keep their landscaping from encroaching into the common area.

Motion: Dave Stefan made a motion to provide authority to Woodburn and Wedge to draw up a resolution for the Boards approval to be ratified at a later date. Mary LeMay seconded. The motion was unanimously approved.

- B. Appointment of new Board member – Since there were two positions open and only one candidate, Jim Baldwin was appointed to fill the vacant position.

Next Meeting Schedule

The next quarterly meeting is scheduled for July 27, 2006, at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month (October 26, 2006). Please mark your calendars to attend.

Being no further business, Dave Stefan adjourned the meeting.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors