

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

Board Members Present: Dave Sexton, Mary LeMay, Barbara Gonzales and  
Robert Hemsath and Tonda Adams

Board Members Absent:

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**Call Meeting to Order**

Dave Sexton called the meeting to order at 6:33 p.m.

**Membership Forum**

- ❖ A Homeowner praised the North Valley ROTC program for their cleanup of the common area/open space throughout The Vistas. She also asked the Board to reconsider their policy on vehicles being stored in driveways in The Vistas. She said she counted 54 cars from Santa Barbara to Goodwin that are unregistered and unmoved. She stated that the Board had a policy against storing items in front of their homes and asked that the Board extend this policy to unmoved unlicensed vehicles.
- ❖ The issue of kids walking behind the homes on Goodwin using the drainage ditch as an exit route was discussed. Mary LeMay felt that once all the new homes were completed on the top of the hill that it should alleviate a lot of the traffic on the hillside. The homeowner suggested that the Association could post No Trespassing signs in the area to keep kids off the hillside. The Board explained that this is a problem throughout The Vistas.
- ❖ A homeowner on Goodwin complained that the ditch next to his house and the area behind his home was not cleaned. Mr. Fleck assured the homeowner that he would go back and clean it up.

**Approval of previous Meeting minutes**

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

Motion: Barbara Gonzales made a motion to approve the meeting minutes as written, Tonda Adams seconded. Motion was unanimously approved.

**Financial Report**

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$352,660.25
Architectural Deposits	\$ 25,241.17
Reserve Funds	\$ 62,923.84
Total Assets	\$440,825.26
Total Liabilities	\$ 24,492.20

Total Capital	\$416,333.06
Total Liabilities & Capital	\$440,825.26

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

### **Property Report**

A. Stacie Ciesynski gave a report on compliance issues within The Vistas. For the quarter ended June 30, 2004 approximately 317 violations were logged. Stacie explained that during the clean up of the common area that there were homes that had been dumping sod, branches, dog feces and other debris behind their fences. These homes were noticed and required to clean up this area. Other notices were sent for yard maintenance, removal of for rent, political and Reno Festival signs, visible garbage containers, and boat, RV, and utility trailers out.

B. Stacie explained that the City of Sparks has gone throughout The Vistas and done road maintenance in an effort to keep the streets from cracking. The City also plans to slurry seal the streets in the fall. Stacie also pointed out that the southern part of Santa Barbara is closed due to the City fixing the large hump in the road. The street will be closed through July 30, 2004. Sprinklers in the area have been turned off and the City has agreed to bring in a water truck to water the area.

C. Stacie reported there were over 250 people that came to the 2<sup>nd</sup> annual Vistas BBQ. Everyone seemed to have a good time. Stacie thanked Jennifer Agnew for volunteering her time to coordinate activities for the kids, Ardina Perry for her willingness to be the first person in the dunk tank, Ron Smith at Scholaris for donating a large portion of the food, Mr. Herthel, principal of Bud Beasley, for letting us use the school grounds for the BBQ, and all those homeowners that came out and helped. Everyone's help and attendance was appreciated.

### **Old Business**

A. Dave Sexton made a motion to approve a non-voting past President position. A question was asked as to how this position would work. Dave explained that when the president goes off the board he/she would have the option to participate in meetings strictly as advisory and would not be voting on issues. Rob Hemsath seconded. Motion was unanimously approved.

B. Colonel George Fleck with the North Valley ROTC Program and a homeowner in The Vistas explained that the ROTC group volunteered to clean up the open space behind homes. He explained that this was a much bigger job than expected. Colonel Fleck was able to negotiate with a City of Sparks employee to pick up the trash that they put in nice neat piles along Vista Blvd. This saved the association hundreds of dollars since we did not have to rent a dumpster. Mr. Fleck encouraged each homeowner to be proactive and not dump or let their neighbors dump behind their homes. He also encouraged the Board to continue, on a regular basis, the cleanup of these areas. Dave Sexton thanked Colonel Fleck and presented to him a donation for \$7,000 to the North Valley ROTC program.

C. Dave Sexton explained that Stacie had been in contact with R&K Construction and they have agreed to provide each home that they built that only received one tree an

additional 15-gallon evergreen tree as specified in the CC&R's. This tree would be for the front yard only as stated in the CC&R's. Any homeowner that owns a home built by R&K and only received one tree, can contact Stacie at the Association office and she will follow-up with R&K regarding the second evergreen tree.

**New Business**

A. New officers for 2004-2005 are Dave Sexton, President and Mary LeMay, Secretary/Treasurer.

B. Dave Sexton made a motion to adopt the Rights and Responsibilities for Better Communities. Rob Hemsath seconded. Motion was unanimously approved.

**Next Meeting Schedule**

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

Being no further business, Dave Sexton adjourned the meeting at 7:20 p.m.

Respectfully submitted,

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Stacie Ciesynski

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Secretary, Board of Directors