

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 23, 2009 - 6:30 P.M.

Board Members Present

Jim Baldwin
William Wagner
Margaret Powell
Dave Sexton - Absent
David Gurr - Absent

Staff Present

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

I Call to Order

Jim Baldwin called the meeting to order at 6:30 p.m.

Introduction of Board members and staff; Dave Sexton and David Gurr were absent. It was stated for the record the meeting is being recorded.

Jim reported on a change to NRS116 that will require a period devoted to comments and discussion by the unit owners at the beginning of each meeting and the end of each meeting. Comments and discussion by unit owners at the beginning of the meeting will be limited to items on the agenda.

II Membership Forum

- A homeowner asked who was on the landscape committee and maintenance committee. It was explained that there is not a functioning landscape committee and creation and approval of the maintenance committee is on the agenda under reports.
- Question was asked as to how many times a homeowner can ask a particular question on an item on the agenda. Jim explained that at the beginning of a meeting a question can be asked about an item on the agenda, after a motion has been made there will be a time of discussion before the item is approved, and at the end of the meeting there will be an open forum for questions and discussion.

III Council Representative – Mike Carrigan

Mike Carrigan explained that Vista Blvd is going to be widened and that as part of the project an 8-foot sound wall from Vista and Los Altos to the Catholic Church will be constructed. The initial plan was to build the wall along the road leaving a large gap (approx. 60 to 100 feet) between the wall and the back fences of the homes along Santa Rosa. Mike had several concerns, graffiti being one of them, and convinced the RTC to postpone the wall until after the first phase and move the wall back to replace the wood fence of each property owner. Mike explained that they may be going door-to-door to each homeowner and asking for a waiver to be signed, but if one homeowner wants the wall it will be built. Legal council is looking into all the options since federal money is involved in the project. Construction is set to start in August and is expected to be a 10 to 12 month project.

A homeowner asked about the status of fixing the lane striping on Los Altos before you get to the stop sign at Santa Barbara. Those present felt that the current striping posed a safety issue at that intersection. Mike said he would get a timeline on when it would be done.

A homeowner explained to Mike about the safety issues with the cross walk on Los Altos by Canyon Run (North Side). The homeowner thinks the cross walk needs to be moved to the west side of the intersection for better visibility as cars come down Los Altos. Mike said he would call Michelle who is the project coordinator for the road work being done and ask her to take a look at that intersection.

Lastly, Mike explained that there is talk of consolidating service and government for Washoe County, Reno, and Sparks. Mike's opinion is that consolidation should not occur unless it can achieve cost savings or increased services. This will be looked at between now and the next legislative session and the various entities will go before the State Legislature for their determination.

IV Approval of MINUTES

Motion: William Wagner made a motion to approve the April 23, 2009 general meeting minutes; Margaret Powell seconded, motion carried unanimously.

V Financial Report

A. Treasurer's Report

1. Financial Report – April, May and June 2009

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$315,092.22
Architectural Deposits	\$ 6,445.72
Reserve Funds	\$156,371.44
Other Assets	\$ 22,456.77
Total Assets	\$500,366.15
Total Liabilities	\$150,745.87
Total Capital	\$349,620.28
Liabilities & Capital	\$500,366.15

Motion: Margaret Powell made a motion to approve the unaudited 2009 second quarter financial report; William Wagner seconded, motion carried unanimously.
Financial statements were reviewed in accordance with NRS 116.31083 subject to the year end audit.

VI Reports

A. Landscape Report

Jim Baldwin explained that the Board walked the parkway to familiarize themselves with the landscape and various issues that are happening behind homes as well as on the parkway. The Board made a list of short-term and long-term goals depending on availability of funds. Jim reviewed the list of goals and reported that 3 additional trash cans have been purchased and will be placed on the parkway.

1. **Motion:** Margaret Powell made a motion to remove the leaning pine tree on Los Altos and add 2 trees to the area at a cost not to exceed \$600.00; William Wagner seconded, motion carried unanimously.

2. Margaret explained that the road work on Los Altos from Canyon Run to Goodwin is to consist of grinding off the top layer and adding 2 inches. A few curbs and gutters will also be replaced. There are no changes to the landscaping in that area planned. The project is expected to take about 4 weeks.

B. Maintenance Committee – Stacie explained that the maintenance committee's responsibilities would be to maintain the information boards, install additional garbage cans where needed, and other small repairs in and around the parkway. **Motion:** Margaret Powell made a motion to establish a maintenance committee with William Wagner as the chair; William Wagner seconded, motion carried unanimously.

Barbara Gonzales and Chris Gear volunteered to be a part of the committee. Ron McLanahan and Ray Robison will be asked to be a part of the committee as well.

VII Correspondence

A. Owner Requests-Letters to the Board of Directors

1. Stacie explained that the office received an email from a homeowner who was in contact with the City regarding visibility when driving west on Los Altos at the stop sign on Los Altos and Santa Barbara when you look to your left. Stacie explained that last year the City several

plants at that intersection and we had National Landscape move them. Stacie has asked the City to do the same thing again this year. Margaret said she would follow up with Jon Ericson, Traffic Engineer with the City of Sparks.

VIII Compliance Report

- A. Chris reported that for the second quarter of 2009 there were 419 contacts made with homeowners regarding compliance. Trailers, lawns and visible garbage cans comprise most of the violations. Overall neighborhoods and lawns are starting to show improvements.

IX Old Business

- A. Jim explained that the association's attorney was consulted regarding the question from the previous meeting of placing "No Trespassing signs" in the common area. Gregg felt that each homeowner had an inherent right to the common area but they did not have a right to damage or vandalize these areas. A notice was put in the newsletter stating that individuals and parents would be financially responsible for damage or clean-up as a result of any abuse or vandalism that resulted by them or their children.
- B. **Motion:** Margaret Powell made a motion to accept workers compensation coverage for Board members as part of the policy. Individual Board members can deny coverage if they choose to. William Wagner seconded, motion unanimously approved.

X New Business

- A. **Motion:** Margaret Powell made a motion to accept the lowest bid to repair the three rock walls on the parkway once clarification of the scope of work from both bids is obtained by Dave Stefan. The price for repairs cannot exceed \$4,800.00. Money allocated for rock wall repair in the reserve study is to be used with any additional funds to come from the general fund; William Wagner seconded, motion carried with Jim Baldwin abstaining from voting due to a conflict of interest which was disclosed to the homeowners.
- B. **Motion:** William Wagner made a motion to proceed with the 3-year contract from Community Association Insurance at an annual cost of \$12,066.00; Margaret Powell seconded, motion unanimously approved.
- C. **Motion:** Margaret Powell made a motion to table the issue of bonding for HOA employees for further review. Item to be placed on the next meeting agenda; William Wagner seconded, motion carried unanimously.

NEXT MEETING SCHEDULES-Meetings are normally held the fourth Thursday of every third month. (October 22, 2009)

XI Adjournment

Motion: Margaret Powell motioned there being no further business the meeting was adjourned at 8:27 p.m.; Bill Wagner seconded, motion carried unanimously.

Respectfully Submitted,

Stacie Ciesynski

Secretary, Board of Directors