

The Vistas Homeowners Association
Board of Directors Meeting Minutes
July 24, 2003
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Ron Smith, Dave Sexton, and Mary LeMay

Board Members Absent: Barbara Gonzales

Call Meeting to Order

Dave Stefan called the meeting to order.

Membership Forum

- ❖ There was a question regarding the Landscape maintenance on Los Altos and the fact that the sprinklers are running more than two days. Dave Stefan explained that TMWA is working with the association on a three year-pilot program designed to use historical data to program the clocks for watering the parkway. The homeowner expressed his view that the appearance is the association is watering in excess and that the sprinklers are not being maintained. Dave assured the homeowner that the landscaping company is on the parkway on a daily basis and are working to reduce watering, which will ultimately save the association money. The homeowner was encouraged to contact the association if he sees any problems in the future.
- ❖ The TMWA sign at the top of Los Altos by Goodwin makes it difficult to see on coming traffic while turning on to Goodwin. The homeowner asked the association move the sign to in front of the rock to alleviate this problem. The Board agreed to move the sign.
- ❖ There was a concern regarding fencing in front yards. Dave explained that a homeowner can have a split rail fence due to the City defining them as a landscaping design and they do not fit under the description of a barrier. Therefore, we were forced to allow split rail fencing in The Vistas.
- ❖ A suggestion was made to take pictures of violations and send the homeowner a copy of the picture. Stacie Ciesynski explained that the Association now has a digital camera and this could be done in the future.
- ❖ Unregistered cars parked in the street should be handled by The City of Sparks. If the unregistered unsightly vehicle is in the driveway then a complaint form should be completed and sent to the Association.
- ❖ A homeowner asked about paint restrictions. Dave explained that the Board has adopted colors and these colors are available from the Association office. She also inquired if the area had a neighborhood watch program. She was told no but the Association would be willing to support her in starting one.

Approval of previous Meeting minutes

The Board approved the annual meeting minutes dated June 5, 2003 as written.

Motion: Dave Sexton made a motion to approve the annual meeting minutes as written, Ron Smith seconded. Motion was approved.

Financial Report

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$346,241.96
Reserve Funds	\$ 32,562.09
Total Assets	\$378,804.05
Total Liabilities	\$ 8,299.91
Total Capital	\$370,504.14
Total Liabilities & Capital	\$378,804.05

Motion: Ron Smith made a motion to approve the Financial Report as read, Dave Sexton seconded. Motion was approved.

Committee Reports

Ron Smith gave an update on the Association BBQ that was held. About 250 homeowners showed up to enjoy good food, music, hot weather, and a lot of fun. Next year we hope to build on what we learned this year and do a better job of advertising the BBQ.

Correspondence

Dave explained that Laurie McNulty moved from The Vistas and therefore resigned from the Board. Normally the Board would look back to see who ran in the last election, but we only had three positions open and three candidates. Since there was not an additional candidate the Board has appointed Mary LeMay to fill her term.

Old Business

A rock monument has been purchased in Barry Spencer's honor and will be placed, along with a tree that has been donated, on the parkway.

New Business

A. The Board recommends hiring a part-time employee to handle all aspects of the complaints for the Association. An add will be placed in the Reno Gazette Journal, as well as, the job will be posted on the association website. The goal would be to hire someone within the next 30 days. The Board would also like to hire a part-time handyman to deal with maintenance issues on the parkway and other issues throughout the association.

Motion: Dave Sexton made a motion to approve additional part-time employees to handle complaints and maintenance for The Vistas, Mary LeMay seconded. Motion was approved.

B. Homeowners that were elected to the Board for a two-year term are:

Dave Sexton

Barbara Gonzales

Laurie McNulty (resigned 6/27/03 – Mary LeMay appointed to fill her term)

The election of Board officers was tabled since Barbara Gonzales was unable to attend the meeting.

C. Stacie gave a brief summary of the collection policy and the changes that were made. The Board approved the revised collection policy.

Motion: Ron Smith made a motion to approve the revised collection policy as written, Dave Sexton seconded. Motion was approved.

D. Capital Improvements:

- a) Vista Terrace – the Board will be soliciting bids in the fall to landscape a portion of the common area on top of Vista Terrace.
- b) Southview Drive – A homeowner that lives on Southview is concerned about the activity from the kids on the hillside behind his home. He has contacted Stan Sherer of the City of Sparks and Stan has agreed to allow the association to tap in to the City's drip. G&G Nursery has agreed to give the association 50-60% discount on plants and other items that may be needed for that hillside. The homeowner would also like to ask Stan if the City would continue the split rail fence around that area. The Board asked the homeowner to submit the plan to the Architectural Control Committee for review.
- c) Los Altos Parkway was tabled.

Next Meeting Schedule

The next meeting is scheduled for **October 23, 2003** at 6:30 at Bud Beasley. Meetings are normally held the fourth Thursday of every third month.

Being no further business, Dave Stefan made a motion to adjourn the meeting at 7:47 p.m., the motion was seconded. Meeting was adjourned.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors