

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

Board Members Present: Dave Stefan, Mary LeMay, Dave Sexton, Larry Kleinworth and Jim Baldwin

Board Members Absent:

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### **Call Meeting to Order**

Dave Stefan called the meeting to order.

### **Membership Forum**

- A homeowner who lives on Canyon Terrace asked what the Board had for a plan in regards to repairing and or maintaining the properties that have drainage areas behind them. Dave Stefan explained that they are in the process of working out a maintenance policy and will include it in the request for proposal with the landscaping bid that will be going out sometime in August.

Mike Carrigan, Ward 4 City Councilman was present. Dave Stefan explained that we have been contacted by the City and Fire Department in regards to weed abatement behind homeowner's fences. Dave explained that one of the problems we face is poor access to these areas which limits our ability to get equipment in to clean them out. The representative with the Fire Department said that he would like to see a 10 foot area cleaned behind the fence line. Currently the only way to clean these areas is to manually pack out all the debris, which is time consuming and costly. A homeowner expressed her concern that we could be cleaning areas and if it is not what the fire department wants we then would have to clean the area again. She would like to see the fire department give the association something in writing and then make sure the enforcement is the same whether its City property, association common area, or Washoe County property. Mike said he would check and make sure enforcement is equitable.

A question was asked about Disc Drive and Sparks Blvd. when it was going to be completed and opened. Mike explained that federal funds were being used to pay for that road and complying with Federal regulations sometimes makes the process longer. Disc Drive should be opened around August 15<sup>th</sup> and Costco should open shortly after that. The 2030 plan has Disc Drive being a ring road like McCarran going all the way to 395. Mike also explained that the RTC plans to widen Vista Blvd. A homeowner asked if they planned to install sound walls along Vista Blvd. when they expand the road. Mike said that there are no plans for sound walls.

A question was asked about the Councils position on the proposed Casino on Pyramid Highway. Mike said that the proposed Casino is scheduled to go before the Council August 23, 2006.

### **Approval of previous Meeting minutes**

The Board approved the general meeting minutes dated April 27, 2006.

Motion: Dave Stefan made a motion to approve the April 27, 2006 Board of Directors minutes as written. Mary Lemay seconded. Motion was unanimously approved with Larry Kleinworth abstaining since he was not present for the meeting.

### **Financial Report Treasurer's Report**

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$213,197.93
Architectural Deposits	\$ 20,283.61
Reserve Funds	\$104,686.44
Accounts Receivable	\$ 6,479.80
Total Assets	\$344,647.78
Total Liabilities	\$111,770.12
Total Capital	\$232,877.66
Total Liabilities & Capital	\$344,647.78

Motion: Dave Stefan made a motion to approve the April 2006 through June 2006 unaudited financial information. Larry Kleinworth seconded. Motion was unanimously approved.

**Committee Reports**

Landscaping Committee – Dave reported that the bark has been placed along the parkway. There is some remaining bark that our landscaper will use to put in other areas that need it on the parkway.

Dave reported that the first two islands on Los Altos Parkway are totally planted and dripped. The last island should have all the plants installed tomorrow and then the drip will be installed. The islands should be completed in about 2 weeks around the middle of August.

A question was asked whether there will be additional funds available from Truckee Meadows Water Authority to change the landscaping on the other islands. Dave explained that he talked with TMWA and there doesn't seem to be any additional money available.

A homeowner expressed concern over whether or not the association was documenting the root damage to some of those trees on the islands during construction. The homeowner was concerned that it may take a couple of years before we see the result of that root damage to the trees. Dave asked if the homeowner would be willing to document the damage for the association. The homeowner agreed.

Several homeowners expressed their concern and frustration over the new round-about installed at Vista Heights and Los Altos Parkway. They have witnessed large trucks driving over the curb, gravel and plants. They are concerned the plants are going to be ruined. Another homeowner commented that when they see these trucks damage the area, they need to get their license plate number, name of company, time and day and report it to the association. The association will follow-up and contact the company who is responsible for the damage.

Dave explained that the association will be going to bid for landscaping services in August. A request for proposal will be prepared and a pre-bid meeting held. The contract will start January 2007 and run for 3 years.

**Correspondence**

Stacie presented 3 letters from homeowner's on the following issues:

- A homeowner emailed the association requesting the Board address the issue of readjusting the watering schedule on the parkway so that those people that walk in the morning do not get wet or have to walk in the street. Stacie explained that she contacted our landscaper and she was told that due to the size of the parkway that it is not possible to get all the watering done in the early morning hours. There are several controllers and the run times can be as long as 8 hours. He also said that they are not allowed to water during the day from 1:00 p.m. to 5:00 p.m. Dave explained that there is not enough pressure to allow all the parkway to be watered at the same time. Small sections need to be watered so that there is enough pressure to get coverage where we need it. The

areas have to be overlapped and the process takes a long time. A homeowner who is a Master Gardner explained that it is not healthy for turf just to be watered in the late evening early morning hours. You expose turf to natural predators (i.e. night moths) when you just water like that. These natural predators cannot tolerate sun light.

- A homeowner on Spandrell wrote a letter regarding his concerns over safety and rudeness from the construction trucks and drivers that are driving through his neighborhood going to the new Miramonte Development. Dave explained that it was unfortunate, but that it is a City of Sparks Police issue and not an association issue. The association office is there to enforce the CC&R's and governing documents. Unfortunately they receive numerous calls from homeowners requesting action that's not part of the association office duties. The office has as a courtesy contacted some of these outside entities in the past, but they are no longer able to do this due to the volume of work.
- A suggestion was received from a homeowner on Black Oak asking that their dues be reduced since they do not get any benefit from the walking path and parkway. The Board felt that all homeowners benefit from the walking path and parkway if they choose to use it. The governing documents do not give them the authority to set different assessments for different areas of The Vistas. The governing documents pertain to all of The Vistas.

### **Property Report**

Chris reported that there were 42% nuisance issues i.e. barking dogs, cars on gravel etc.; 28% maintenance of lots i.e. lawns, weeds etc.; 13% were RV's utility trailers etc.; 8% were garbage can violations and the remaining were signage issues, dogs etc.

### **Old Business**

- A. BBQ Update – Stacie thanked everyone who attended the BBQ. There were over 220 people that attended – about 73 families represented and 14 cars participated in the show-n-shine. Scholaris did a great job with the food, thank you to Jennifer Agnew for organizing games for the kids; there was also snow cones and face painting. Everyone felt that having the BBQ later in the day worked out better.
- B. Weed Abatement – Dave Stefan explained that the association has worked in years past with Mr. Fleck and his ROTC group from North Valley High School. This year his group cleaned up the tumbleweeds that had blown behind Goodwin Road. His group filled about 200 bags with tumbleweeds from that area. The Board presented Mr. Fleck with a donation for the North Valley High School ROTC program for their volunteer work.

### **New Business**

No new business

### **Next Meeting Schedule**

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

Being no further business, Dave Stefan adjourned the meeting.

Respectfully submitted,

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Stacie Ciesynski

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Secretary, Board of Directors