

The Vistas Homeowners Association
Board of Directors Meeting Minutes
July 28, 2005
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Mary LeMay, Larry Kleinworth, and Tim Wulf

Also in attendance was Dane Andersen from Woodburn and Wedge

Board Members Absent:

Call Meeting to Order

Dave Stefan called the meeting to order at 6:35 p.m.

Membership Forum

- A homeowner asked if the trees that had died on Vista Terrace were going to be replaced. Dave Stefan said they would be replaced. Dave explained that we have had some trouble up there with controllers and TMWA has recently put a new one in.
- A homeowner new to the area thanked the Board for all their hard work and expressed their concern over losing all the greenery on the parkway. Dave explained that we will probably lose four to five feet of grass around each island with the goal being to reduce runoff from these islands.
- A homeowner asked if there were any rules in our CC&R's in regards to how many people can live in a home. Stacie explained that the CC&R's say "single family dwelling", but doesn't know what the legal definition of a single family dwelling is. Dave agreed to contact the City attorney and get a legal opinion on the matter.
- A homeowner asked if the association has any rules regarding when Christmas decorations can go up and when they need to come down. Stacie explained that there are guidelines that are followed. Generally, Christmas decorations should be taken down about 6 weeks after the holidays.

Approval of previous Meeting minutes

The Board approved the meeting minutes dated April 28, 2005 and the annual meeting minutes dated April 28, 2005.

Motion: Mary LeMay made a motion to approve the April 28, 2005 Board of Directors minutes and April 28, 2005 annual meeting minutes as written, Larry Kleinworth seconded. Motion was unanimously approved with Tim Wulf abstaining since he was not present at that meeting.

Financial Report Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$198,060.20
Architectural Deposits	\$ 24,045.29

Reserve Funds	\$ 75,906.88
Total Assets	\$298,012.37
Total Liabilities	\$ 27,157.48
Total Capital	\$270,854.89
Total Liabilities & Capital	\$298,012.37

Stacie explained that the financial statements are prepared on cash basis and the new regulations require accrual basis accounting. Stacie will work to get the financial information converted to accrual based accounting.

Motion: Larry Kleinworth made a motion to approve the Financial Report as read, Tim Wulf seconded. Motion was unanimously approved.

Committee Reports

Landscaping Committee – Dave Stefan explained that working with the City of Sparks has been a long and difficult process since no one could agree on the proper solution. Wayne indicated that we are back on track and Dave will continue to work to get a plan in place. Dave will try to get the center island work started by early September to allow paving of Los Altos Parkway to occur by mid November, weather permitting.

Three weeks ago we held the 3rd annual Vistas BBQ at Bud Beasley Elementary School. Approximately 200 homeowners braved the HOT weather, which is slightly down from last year. Everyone seemed to have a great time and went home full from all the good food. Thank you to Sclaris for providing and donating the food. The Board is looking at possibly holding next years BBQ in the evening to try to beat the heat of the day. A big thank you to Jennifer Agnew for once again setting up the activities for the kids at the BBQ.

Correspondence

No Correspondence

Property Report

Sheila reported that for the quarter April 1, 2005 to June 30, 2005 there were approximately 350 violations. 55% were for lot maintenance, 25% were RV’s, boats etc. left out, 15% were visible garbage cans and about 5% were nuisance violations.

Old Business

No Old Business

New Business

- A. 2005 officers for the Vistas are Dave Stefan, President and Mary LeMay, Secretary/Treasurer.
- B. Dave Stefan explained that shortly after our last meeting Tonda Adams resigned from the Board and the Board appointed Tim Wulf to fill the remaining term.
- C. Dave also explained that Denise Purdy resigned and Sheila Harpster has been hired to fill that position.
- D. Drainage and Flood related issues – Wayne Seidel, Public Works Director introduced his staff, also present was Mike Carrigan, our City Councilman and Geno Martini, Sparks Mayor. Wayne Seidel gave an update on the flooding that

occurred from the storms on June 24, 2005 and July 21, 2005. The City has made emergency temporary repairs and hired Stantec Consulting to do some big picture review of the drainage in the area. Wayne explained that the preliminary schedule is to get the improvements completed by November 1, 2005, which is the start of the next flood season. Wayne and his staff answered flood related questions from the homeowners.

Next Meeting Schedule

The next quarterly meeting is scheduled for October 27, 2005, 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,

Stacie Ciesynski

Secretary, Board of Directors