

The Vistas Homeowners Association
Board of Directors Annual Meeting Minutes
June 5, 2003
Bud Beasley Elementary School

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

Board Members Absent: None

Call Meeting to Order

Dave Stefan called the 2003 Annual Membership Meeting to order at 6:33 p.m. It was noted that this meeting had been rescheduled from April 17, 2003 due to the fact that a quorum of the membership was not reached. Introductions of the Board members were made. Laurie McNulty McLanahan joined the meeting shortly after it was called to order.

Roll Call (Quorum)

The Association By-Laws sets forth the Quorum requirements for the Annual meeting at over one-third (1/3) of the total votes of the Association. Since this was not reached, NRS 116 supercedes the governing documents, which allows for only 20% of the membership to be present by proxy or in person for the meeting to be held. The Board expressed their appreciation to all those who sent in their proxy and those who were present at the meeting.

Approval of previous Meeting minutes

The Board approved the January 23, 2003 Quarterly meeting minutes as written. Motion: Ron Smith made a motion to approve the January 23, 2003 Quarterly meeting minutes as written, Dave Sexton seconded. Motion was approved.

Financial Report

1. Treasurer's Report

Stacie Ciesynski gave the Treasurer's report for Mary LeMay. Mary briefly stepped out of the meeting.

Total Cash Assets	\$314,010.45
Total Deposited Funds	\$ 3,201.97
Reserve Funds	\$ 29,502.35
Total Assets	\$346,714.77
Total Liabilities	\$ 7,869.63
Total Capital	\$338,845.14
Total Liabilities & Capital	\$346,714.77

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

Committee Reports

Ron Smith reminded all those present that the Association was sponsoring a BBQ to be held July 19, 2003 at Bud Beasley Elementary School from 11:00 a.m. to 4:00 p.m. Everyone was encouraged to come and bring their family for games and good food. There will also be a shown & shine in the parking lot. Ron asked that anyone who was willing to help, please sign-up on the list by the door titled Summer BBQ helpers.

Laurie McNulty McLanahan entered the meeting

Membership Forum

Dave Stefan opened the floor to homeowner questions or comments.

- A question was asked about whether or not a Home Depot was going to be built behind Sclaris on Disc Drive. Dave Stefan said he thought a Home Depot/Wal-Mart was being considered near Los Altos and Pyramid.
- A homeowner asked when the extension from Los Altos to Pyramid was going to happen? Dave Stefan explained that the extension is tied directly to whoever develops that property. Dave also explained that there is a proposal to change the name of Los Altos to something like Desert Winds Parkway and keep the name Los Altos on the new end of Los Altos. The homeowners expressed their concerns and all agreed that they wanted to keep the name Los Altos. Dave encouraged the homeowners to contact the City and voice their disapproval.
- A homeowner expressed her concern that every year the Association fails to meet the By-Law Quorum requirements of over 1/3 and the Annual meeting gets cancelled and rescheduled. She suggested that the By-laws should be changed. Dave explained that this would take a large number of votes from the homeowners (51%) to change or amend the By-Laws. She also asked who approved the speed bumps that are going in on Crestside. Dave explained that they are traffic-calming devices that the homeowners asked for. The homeowner expressed her frustration in that there is no way for her to get out of the Vistas without encountering these speed bumps either on Crestside or Santa Barbara.
- A homeowner asked if the new homes on Santa Barbara are part of the Association. Dave said the Madison Estates was not part of the Association and he did not think they were even required to have one.
- There was concern that plants and trees along the parkway are dying and asked if they would be replaced. Dave apologized for the condition of the parkway and explained that the Association has entered into a 3-year agreement with TMWA. Currently TMWA has put in about \$18,000 of hi-tech digital clocks that works off of historical data. The Association has also been replacing sprinklers that do a better job of just watering the grounds and have replaced some of the trees. TMWA and our landscaping company have worked out most of the issues and the homeowners should be seeing a noticeable difference in the parkway very soon.
- A homeowner suggested that it would be helpful to have a map of the Association available on the Website. Dave explained that the Association office is trying to get an Ariel map and maybe it can be reduced or put in digital format and put out on the website.
- A homeowner who lives on the corner of Talladega and Goodwin asked who was responsible for the construction debris, and tumbleweeds in the area. Dave explained that the area she was referring to belonged to Barker Homes and they

are in the process of deeding it to the Association. Barker has to cleanup this area before the Association will accept it so she should see an improvement very soon.

Ron Smith left the meeting.

- A questions was asked about who owns the vacant lot at the corner of Vista and Los Altos next to the new Centex Homes? The owner of the property is Tim McDonald and Dave thought it should be cleaned up soon and developed. The homeowner also asked how much of the current budget is spend on the landscaping and watering the parkway? Dave Stefan said that the parkway was the reason the Association was formed and a large part of the budget goes to maintain it. The last question was in regards to the status of the lights on the Parkway. Dave explained that Tim McDonald chose to go with a non-standard pole that the Association maintains. The City pays the power but the Association is responsible to keep them in good order. The homeowner asked if the Association had ever thought of doing a campaign to get homeowners to buy a light standard and get them all changed out? Dave said no and explained that the green pole is expensive and he had not gotten the full price from the power company on the cost of the black ones. He estimated the price at about \$2,700.
- A questions was raised about residential landscaping on Vista Terrace – how can we encourage the homeowners that have not finished their yards to complete them? The CC&R's state that the front landscaping needs to be completed within eight months. Stacie will follow-up on this issue.
- Do the homeowners need permission to repaint their home with existing colors? Yes, the colors still need approval to protect the homeowner in case the color is not exactly the same. Dave explained that the Board as adopted approved Kelly Moore and Sherwin Williams color schemes.
- A homeowner was interested in knowing what type of violations have occurred in the Vistas. He asked if a complaint log could be kept? Stacie explained that it could be done but it would require additional work due to the volume of complaints. Dave Sexton thought that we could probably include this information on our website.
- What can be done about the homes that have not been painted and are becoming unsightly? This issue is being worked on.
- What is done about those homeowners that are not keeping their property up? The process involves sending the homeowner a letter requesting them to comply with the CC&R's within a 10 to 14 day period. If no action they receive a second notice. If still no action the homeowner can be fined until the property is improved. If the fines are not paid a lien can be placed on their property. This process can be lengthy due to the requirements set by NRS 116.
- Who maintains the drainage ditches in the Vistas? If this is Association property we are responsible for it. If there is a problem call Stacie and she will get the information to Dave to follow-up with the landscaping company.
- A question was asked about what is being done with the property on Snowdrift? We are working with the owner and they have made some improvements with more improvements to come. What can be done about the signage left around the vistas? Newsletters and the website can be used to make the homeowners more aware of these restrictions in The Vistas. There

has been discussion on possibly redoing the information Board at the bottom of Los Altos, as well as, putting an information Board and monument at the top of Los Altos by Goodwin.

New Business

Dave introduced the newly elected Board members: Dave Sexton, Laurie McNulty McLanahan, and Barbara Gonzales. Mary LeMay is our outgoing Board member who has served faithfully for the last four years.

Old Business

Just for information Dave explained that the Association has purchased an engraved rock in honor of Barry Spencer to be placed on the parkway.

Next Meeting Schedule

The next meeting is a quarterly meeting and it is scheduled for July 24, 2003 at Bud Beasley.

Being no further business, Dave Stefan asked for a motion to adjourn the meeting, Dave Sexton made the motion and Laurie McNulty McLanahan seconded. Meeting was adjourned.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors