



THE VISTAS VIEW

ARCHITECTURAL
CONTROL COMMITTEE

2018 Meeting Dates

November 08, 2018

December 13, 2018

2019 Meeting Dates

January 10, 2019

February 14, 2019

March 14, 2019

April 11, 2019

May 09, 2019

June 13, 2019

July 11, 2019

August 08, 2019

September 12, 2019

October 10, 2019

November 14, 2019

December 12, 2019

Forms can be found at:

<https://www.vistashoa.com>

Please contact the office at

775-786-0500 with questions.

2019 Budget



October 2018

The 2019 Operating and Reserve Budgets were adopted at the September 27, 2018 Board meeting and are enclosed for your review. The operating budget includes the estimated annual revenue and expenditures for the Association and contribution to the reserve account. Assessments will be increasing to \$83.75 per quarter for an annual fee of \$335.00. The Association will be contracting, effective November 1, 2018, with T&T Lawns Plus, LLC for the landscape maintenance contract for the Association. Additional funds were allocated for the landscape contract and for maintenance and repairs that will be needed due to the aging irrigation system. In addition, a new category for erosion inspections and maintenance was added, funds for crack fill and sealing of the asphalt pathway, as well as additional funds allocated for HOA software, employee expense and legal fees.

The annual contribution to our 2019 Reserve Fund will be \$10,201. The Reserve Budget funds the repair, replacement, and restoration of major components of the Association's common elements. The Reserve fund is not designed to be used for daily Association maintenance. The complete Reserve Study is available in the Association Office and copies will be provided upon request.

Enclosed is the agenda for the Budget Ratification Meeting. The Nevada Revised Statutes (NRS) 116 requires that adopted budgets must be ratified by the general ownership of the Association. The Membership Meeting will take place on November 8, 2018 at 6pm in the multipurpose room at Bud Beasley Elementary School. If there is not a majority opposition to the 2019 Budget, then it will be ratified and the budget will become effective January 1, 2019. A Board of Directors meeting will follow the Budget Ratification Meeting and the agenda will be posted on the two information boards located at the top and bottom of North Los Altos Parkway, 10 days prior to the meeting.

The Board of Directors appointed Karl Katt to fill the vacant Board position at their September 27, 2018 meeting; his disclosure statement is enclosed for your review. At the same meeting, the Board approved changes to the ACC Guidelines and Driveway Fluids and Stain Resolution. These documents are also enclosed. As required by law, you will also find enclosed the Fine and Construction Penalty Policy.

Please call the Association Office with any questions pertaining to the budget or enclosed documents.

2019 Meeting Dates

*Board of Directors Meetings - 6:00 pm

Jan. 24, 2019 April 25, 2019 July 18, 2019 Sept. 26, 2019

Nov. 14, 2019 - Association office after the budget ratification meeting at 10:00 am

*Board of Directors Meetings are generally held at Bud Beasley Elementary School at 6:00 pm unless otherwise noted.

Members Meetings

July 18, 2019 - Annual Meeting - 6:30 pm Bud Beasley

November 14, 2019 - Budget Ratification Meeting - Association Office at 10:00 am

NOTICE: Agendas are posted 10 days prior to the Board meeting in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy and on the Association website. Each unit owner has the right to:

(a) have a copy of the minutes, summary of the minutes or audio recording upon request, in electronic format at no charge or in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter.

(b) speak to the Association or Executive Board, unless the Executive Board is meeting in an executive session. (NRS 116.31083)

Executive sessions of the Board of Directors are scheduled to be held at 10:00 am the 4th Thursday of every month at the Association office. Unit owners are not entitled to attend or speak at a meeting of the Executive Board held in executive session unless they have been noticed to appear for an alleged violation of the governing documents.

Quarterly coupons for 2019 will be mailed out the first week in December.

