

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 19, 2018 – 6:00 P.M.

Board Members Present

Briana Foroszowsky
Jacqueline Miller
Sheryl Shay
Margaret Powell
Lisa Ruzycki

Staff Present

Stacie Ciesynski, General Manager

I. Call to Order

Briana Foroszowsky called the meeting to order at 6:02 p.m.

Introduction of Board members: Jacqueline Miller, Sheryl Shay, Margaret Powell, Lisa Ruzycki, and Briana Foroszowsky were present. A quorum was established.

The meeting was recorded as required by NRS 116.

II. Membership Forum

Homeowners present were given the opportunity to ask questions and make comments pertaining to items on the agenda.

- Doug McPartland, 5236 Canyon Run Drive – Doug presented copies of letters dated May 21, 2018, December 15, 2015 and October 28, 2015, to the Board and requested they be part of the meeting minutes. (His letters will be attached to these meeting minutes as requested) He spoke in relation to the agenda item pertaining the Canyon Run Drive Drainage Area. Mr. McPartland stated he has lived on Canyon Run Drive for 24 years and his home backs up to the open space. He stated the drainage was poorly designed and he was told by a City of Sparks Engineer that the drainage plan for the area should never have been approved and would never be approved that way today. He read his letter dated May 21, 2018 about the rainstorm that washed mud off the hill into his backyard. He explained the HOA installed waddles as a temporary fix on the hillside and they have not been maintained. The waddles are now covered in mud and are ineffective. He is asking for a permanent solution to the problem. He expressed his frustration about not receiving a response from the HOA. He is also concerned over having to disclose this issue when he tries to sell his house. Mr. McPartland acknowledged contact with the office and had seen people behind his home, but felt he should have been contacted by a Board member.
- JauDaun Eldridge, 5256 Canyon Run Drive – Mr. Eldridge expressed what he called “the lack of attention to detail” when the two properties to his east had work to remove the dirt from behind their fences and his property and the property to the west did not. He also had mud come through his yard and dirt is piled on his fence.
Briana Foroszowsky explained that this issue will be addressed later on the agenda. She apologized to Mr. McPartland that no one had gotten back to him.

III. Council Representative – Councilwoman Bybee was not present.

IV. Approval of Minutes

- A. Motion:** Margaret Powell made a motion to approve the April 26, 2018 General Meeting Minutes; Sheryl Shay seconded, motion carried unanimously.

V. Financial Report

- A.** The unaudited financial report for April, May, and June 2018, was received as presented by Jaqueline Miller.

- B. Motion:** Lisa Ruzycki made a motion to approve the April, May, and June unaudited financial report; Sheryl Shay seconded, motion carried unanimously.

VI. Reports

- A.** Landscape/Maintenance Report - Briana Foroszowsky thanked homeowners that have alerted the HOA about irrigation issues. The system was installed in the early 90's so the Board continues to research, investigate, plan and repair issues of concern. Water usage is monitored and leaks are repaired as soon as possible. Century Landscape was used to repair a couple of valve issues in the Goodwin and Vista Heights area. Butterfly Landscape was used to repair a drip line valve at the roundabout. One Call Landscape continues to provide landscape maintenance for the parkway and repair minor leaks. A couple of battery operated controllers have been installed due to electrical problems and One Call will continue to investigate these areas. Briana thanked Karl Katt for all his help and assistance with the irrigation and landscaping issues.
- B.** Landscape Committee Report – The committee consists of Karl Katt, homeowner, Ron Breaux, homeowner, Margaret Powell, Secretary and Briana Foroszowsky, President. The committee has met several times regarding various issues. A request for a grant with TMWA to help offset the cost of some of the issues is in the process. Margaret has drafted this request. The committee meets once a month, which includes meeting with One Call to discuss various ongoing problems and concerns.

VII. Correspondence

VIII. Compliance Report

No compliance report was given. Briana asked if anybody knows someone interested in the compliance position to talk with her or Stacie.

IX. Old Business

- A.** Stacie reported on the status of Case No CV14-00952. The case is currently pending before the Nevada Supreme Court. The appellant filed its opening brief and the Association attorney filed an answering brief. The Association is waiting for the determination from the Courts.

X. New Business

- A.** Briana Foroszowsky acknowledged an executive session meeting was held April 26, 2018, May 24, 2108 and June 28, 2018. The meeting items discussed were for delinquency and violation items. There were no personnel issues or legal matters discussed.
- B.** Briana Foroszowsky explained that last year the HOA sponsored an Awareness Week and partnered with Bud Beasley Elementary School. No planning has taken place this year and Briana would recommend this item be moved to the September agenda. She hopes coordination with Bud Beasley PTO can be done by that date.
- C.** Sick and dying trees have been removed on the parkway over the last couple of years. Briana recommends hiring an arborist to consult and have them install new trees where trees have died on Los Altos. Margaret pointed out that the money to be used is from an insurance claim where the Association was compensated for damage to two trees. The amount allocated toward tree replacement would be \$1,577.54.
Motion: Jacqueline Miller made a motion to allocate the money from our insurance claim to the landscape committee to put new trees where we had to remove trees; Sheryl Shay seconded, motion carried unanimously.
Barbara Gonzales asked that the Board look at couple of trees on Vista Terrace.
- D.** The past spring, as the homeowner has already discussed, during heavy rain, there was mud that eroded off a hillside into the yards of approximately seven homes on Canyon Run. The City of Sparks originally approved the plan with the water to drain through the backyards of the properties on that street. The City acknowledges it was a poor design and would have to meet different criteria if it were approved today. John Martini with the City of Sparks recently meet with Margaret, Stacie and Briana and walked the area. He offered a few suggestions. The HOA's responsibility is to restore and maintain these areas. Two years ago, waddles were installed and additional work will need to be done. M&M Excavation was asked to look at the area and gave a recommendation on what could be done. Based on the recommendation, it would cost the Association about \$42,000.00. Included in this price was a retaining wall to be installed down by the fence. Adding the retaining wall would require hiring an engineer to survey and sign off on the work. Briana recommended asking M&M to offer an alternative solution that would not include making any changes but would only restore the area appropriately. This would include reinforcing the hillside with additional waddles

and removing the dirt that has eroded down along fence lines. The area would be put on a schedule for maintenance approximately every two years. There is currently \$25,000 in the reserve account for flood repair and \$4,800 in the project fund account that could be allocated. Approval could be given for a project to restore the area behind the homes not to exceed the amount of \$29,000.

Mr. McPartland did not think this would solve the problem. Until a professional engineer is consulted to solve the problem, he felt everything is going to be a temporary fix. He is frustrated since he thought money had been set aside to fix this problem and stated his wife is not going to look out at the waddles on the hillside behind his house. Briana explained that she was not aware of the \$40,000 and asked Stacie if she knew where the money might have come from. Stacie explained it could have been project funds set aside for drainage work, but was not sure. As drainage issues have occurred these project funds have been used.

Mr. Eldridge asked the Board not to spend \$30,000 on something that is not going to work.

Another homeowner asked if there was any recourse against the City of Sparks for a poor engineering design. Briana explained that the area belongs to the Association and as such, it is the HOA's responsibility. She explained that it would cost thousands of dollars to have the area engineered and the work done. She did not think that was feasible at this time.

Mr. McPartland asked how she knew what the cost would be without having a professional evaluate the area. Stacie explained that several years ago the Association had an engineering firm come out and evaluate a couple of areas and give a proposal. The proposal was several thousand dollars and that was without any working being done. Stacie asked the homeowners to see her after the meeting and she would look for that report so they could see it.

Lisa Ruzycski suggested the Board go back and gather more information and possibly get expert advice on what should be done.

Briana Foroszowsky did not want to postpone the maintenance work since it is taking several months to get work scheduled.

Sheryl Shay said she was interested in knowing what engineering firms would charge for a proposal.

Margaret Powell stated that part of M&M's recommendation was to remove the dirt off fences and add waddles. M&M included putting a retaining wall down by the gate so the water would flow out to the side walk as part of their recommendation. Since the area is not being engineered, the block retaining wall cannot be built. Margaret explained having the dirt removed would allow the Board time to go out for RFP and figure out funding for the project. There is a similar situation in another area that would need to be included in the proposal as well. Mr. Eldridge expressed concerned about his fence if the dirt is removed. Mr. McPartland acknowledged that removing the dirt helps.

Barbara Gonzales asked if the City of Sparks has any liability. Briana explained they are saying they do not. Barbara asked about the area behind the homes on Palo Alto where the City put in cement blocks. Stacie explained that area is owned by the City of Sparks and is not HOA common area. The City did the work to this area several years ago.

Motion: Margaret Powell made a motion to work with M&M to revise the proposal to muck out and provide some waddles, a temporary solution, with an amount not to exceed \$29,800. In addition, an RFP needs to be prepared and sent out to engineering firms to address two areas, Canyon Run Drive and Stone View Drive. Sheryl Shay asked the homeowners what they thought of the motion. Mr. Eldridge thought it was a good first step and Mr. McPartland expressed his appreciation, but said the issue is not going to go away. Sheryl Shay seconded, motion carried unanimously.

E. Motion: Sheryl Shay made a motion to postpone the bids for audit and tax return preparation to the November 8, 2018 Board meeting; Margaret Powell seconded, motion carried unanimously.

F. Briana Foroszowsky explained that in addition to the drainage issues in the common area behind homes on Canyon Run, concerns have been reported in the common area behind homes on Stone View Drive. There is a drainage system installed behind the homes on Stone View Drive, but steep areas behind the homes are experiencing erosion and dirt is accumulating behind homeowners' fences. This again was an area approved by the City of Sparks, but is currently maintained by the HOA. M&M Excavation was consulted, but he would be unable to do the work that needs to be done for this project, due to access issues. An option was presented that the Association could hire an expert to prepare the bid document that is needed to provide maintenance to this area. \$2,500 from the general fund budget, general maintenance category could be used for this purpose.

Stacie Ciesynski asked if the consultant could advise on both the Canyon Run and Stone View areas. Briana said that is an option.

Motion: Sheryl Shay made a motion to hire a consultant at a not to exceed amount of \$2,500 to bring forth a recommendation to the Board on two areas, Canyon Run Drive and Stone View Drive; Jacqueline Miller seconded, motion carried unanimously.

XI. Membership Forum

Homeowners present were given the opportunity to ask questions and make comments.

- A homeowner asked about two slabs of concrete on the sidewalk on Vista Terrace Lane that are buckled. Margaret Powell said that sidewalks belong City of Sparks. Stacie explained the homeowner can submit a picture of the area to the City of Sparks through the Citizens Request Form on the City's website.
- Barbara Gonzales asked if the sprinklers are supposed to be operating between 12 pm and 6 pm. Briana explained the Association has been alerted to this problem and has contacted One Call Landscape US. Margaret Powell encouraged any homeowner, when they see this happen, to contact the Association Office.
- Spencer Ericksen reminded everyone the Sparks City Council meets Monday at 6:00 pm to vote on the proposed townhome development by the roundabout. He encouraged people to write letters, email or go to the meeting and speak. More information can be found at bettersparks.org.

NEXT MEETING SCHEDULES –September 27, 2018 Board meetings held at Bud Beasley Elementary School, starting at 6:00 p.m. The Budget Ratification meeting is scheduled for November 8, 2018 at 10:00 am, at the Association office. A Board of Directors meeting to follow.

XII. Adjournment

Motion: Being no further business, Briana Foroszowsky adjourned the meeting at 6:55 pm.

Respectfully submitted,

Stacie Ciesynski, General Manager

Margaret Powell, Secretary