

The Vistas Homeowners Association

BOARD OF DIRECTORS MEETING
Thursday, April 23, 2020 at 6 pm

Due to COVID 19, the Board of Directors will be meeting electronically.
You are welcome to listen to the meeting.
If you have a question or concern, please complete "The Vistas HOA Speaker Form"
found at www.vistashoa.com

WEBEX Call: 408-418-9388
Access code: 620 498 345

AGENDA

- I. **Call Meeting to Order**
 - A. Roll Call

- II. **Membership Forum**
 - A. **Homeowners are requested to submit a speaker form via mail or email for their concerns, the speaker form, can be requested by emailing manager@vistashoa.com or by calling 775-786-0500.**
Membership Forum at the beginning of the meeting is a period devoted to homeowners to comment on *agenda items only*. The Board will hear one homeowner at a time for a three (3) minute period. An owner is limited to the number of times he/she is allowed to speak to the same question, per NRS 116.31085(1) and NRS 116.31083(5).

- III. **Approval of Minutes (Attached)** **For Possible Action**
 - A. Review/Approve January 23, 2020 General Meeting Minutes – noting any additions and/or corrections.

- IV. **Financial Report** **For Possible Action**
 - A. Review/Approve January – March, 2020 unaudited financial report.
 - B. Review/Approve Gene Clawson 2019 Audit

- V. **Reports** **Discussion/For Possible Action**
 - A. Landscape/Maintenance Report
 - B. Landscape Committee Report

- VI. **Correspondence** **Discussion**

- VII. **Compliance Report** **Discussion**

- VIII. **Old Business** **Discussion/For Possible Action**
 - A. Review and update on pending litigation filed against the Association – Case No. CV14-00952.
 - B. Review and update on pending litigation filed against the Association – Case No. CV20-00415.

- IX. **New Business** **Discussion/For Possible Action**
 - A. Review/Ratify—Consulting Contract with Opus 1 Community Management for Community Manager Services
 - B. Review/Ratify—Getdocsnow Contract to provide electronic resale packets
 - C. Review/Approve—New Resale Certificate, Demand Certificate and Resale Packet Fees
 - D. Review/Approve—Recategorization of Project Fund Account
 - E. Review/Approve—Transfer unused Project Fund Balances to General Fund
 - F. Review/Approve—Waiving late fees for 2nd Quarter Assessments, due to COVID-19
 - G. Review/Approve—TMWA Easement to common area APN 518-370-01

- X. **Membership Forum**
 - A. Membership forum at the close of the meeting is a period devoted to general comments and discussion. Except in emergencies, no action shall be taken until the matter has been specifically included on the agenda as an item upon which action may be taken. The Board will hear only one owner at a time for a three (3) minute period. An owner is limited to the number of times he/she is allowed to speak to the same question, per NRS 116.31085(1) and NRS 116.31083(5).

MEETING SCHEDULE—Next Board of Directors meetings will be July 16, 2020, September 24, 2020 and November 12, 2020. The Budget Ratification Meeting will be held November 12, 2020 at 10:00 a.m. in the Association Office. The Board of Directors meeting scheduled for November 12, 2020 will be held in the Association office and will follow the Budget Ratification Meeting.

XI. **Adjournment**

Upon request, minutes can be obtained by contacting the Association Office as outlined by NRS116.3108(3)(a). Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 124, Reno, Nevada 89502.