

The Vistas Homeowners Association

BOARD OF DIRECTORS MEETING
Thursday, April 26, 2018 - 6:00 P.M.
BUD BEASLEY ELEMENTARY SCHOOL
AGENDA

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

- II. **Membership Forum**
 - A. Membership Forum at the beginning of the meeting is a period devoted to homeowners to discuss and comment on *agenda items only* to share their thoughts with the Board and other homeowners. 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).
 - B. Please be advised that unit owners will have the opportunity, as each agenda item is opened for discussion and comment, to share their thoughts with the Board and other homeowners present.

- III. **Council Representative**
 - A. Charlene Bybee, Sparks City Councilwoman

- IV. **Approval of Minutes (Attached)** **For Possible Action**
 - A. Review/Approve January 25, 2018 General Meeting Minutes – noting any additions and/or corrections.

- V. **Financial Report** **For Possible Action**
 - A. Review/Approve January, February, and March 2018 unaudited financial report.
 - B. Review/Approve 2017 Audited Financial Statements and supporting documents prepared by Gene Clawson, CPA.

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

- VII. **Correspondence** **Discussion**

- VIII. **Compliance Report** **Discussion**
 - A. Compliance issues

- IX. **Old Business** **Discussion/For Possible Action**
 - A. Review and update on pending litigation filed against the Association – Case No. CV14-00952.
 - B. Review/Approve installing a doggie station in open space on Vista Terrace Lane.

- X. **New Business** **Discussion/For Possible Action**
 - A. Disclose date of Executive Session Meetings and discussion of general topics.
 - B. Review/Approve full Reserve Study prepared by Resource 1.
 - C. Review/Approve contractor bid to complete work to restore the drainage areas behind homes on Canyon Ridge and Canyon Terrace
 - D. Approve Ratification of Unanimous Consent in Lieu of a Meeting for the purchase of 100 yards of walk-on bark, including labor, at a cost not to exceed \$11,100.00.
 - E. Review/Approve the reallocation of project funds to cover the additional bark expense of \$6,100.00.
 - F. Approve Ratification of Unanimous Consent in Lieu of a Meeting for the allocation of general fund money to a CD.
 - G. Approve Ratification of Unanimous Consent in Lieu of a Meeting for the allocation of reserve fund money to a CD.
 - H. Review/Approve determination for Board elections as outline in NRS 116.31034.

- XI. **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**—July 19, 2018 and September 27, 2018 held at Bud Beasley Elementary School starting at 6:00 p.m. and November 08, 2018 in the Association office following the Budget Ratification meeting. The Budget Ratification meeting will be held November 08, 2018 at 10:00 a.m. in the Association Office.

- XII. **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.