

**The Vistas Homeowners Association**  
**1281 Terminal Way, Suite #124**  
**Reno, NV 89502**

BOARD OF DIRECTORS MEETING  
Thursday November 12, 2009 10:00 a.m.  
Association Office  
**Minutes**

**I. Call Meeting to Order**

- A. Roll Call; Jim Baldwin called the meeting to order via phone conference call to order at 10:00 a.m. Dave Sexton was absent.

**II. Membership Forum**

- A. Membership Forum at the beginning of the meeting is a period devoted for discussion and comments on agenda items only to share their thoughts with the Board and other homeowners. 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. 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 open for discussion and comments to share their thoughts with the Board and other homeowners present.

**III. New Business**

**Motion:** William Wagner motioned to approve the 2010 Annual Budget and Reserve Budget; Margaret Powell seconded, motion carried unanimously.

**IV. Membership Forum**

- A. Membership forum at the close of the meeting is a period devoted for general comments and discussion. Except in emergencies, no action shall be taken upon 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. NRS 116.31085 (1) and NRS 116.31083(5)

**NEXT MEETING SCHEDULE** Meetings are normally held the fourth Thursday of every third month. Next Board of Directors Homeowners meetings will be January 28, April 22, July 22, October 28 and November 11, 2010

**V. Adjournment**

**Motion:** David Gurr motioned there being no further business the meeting was adjourned at 10:20 a.m. Margaret Powell seconded, motion carried unanimously.

Respectfully submitted,

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G' Richmond

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Secretary, Board of Directors

The Homeowners have a right to have a copy of the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of making the distribution. (NRS 116.3108 Section 3) Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 124 Reno, Nevada 89502