

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 25, 2018 – 6:00 P.M.

Board Members Present

Briana Foroszowsky
Jacqueline Miller
Sheryl Shay
Margaret Powell
Lisa Ruzycki

Staff Present

Stacie Ciesynski, General Manager
Ashley Wiley, Compliance Officer

I. Call to Order

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

Introduction of Board members: Briana Foroszowsky, Sheryl Shay, Jacqueline Miller, Margaret Powell and Lisa Ruzycki 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. There were no questions from Vistas homeowners.

III. Council Representative – Councilwoman Bybee was not present.

IV. Approval of Minutes

A. Motion: Briana Foroszowsky made a motion to approve the November 9, 2017 General Meeting Minutes; Sheryl Shay seconded, motion carried unanimously.

B. Motion: Margaret Powell made a motion to approve the November 9, 2017 Budget Ratification Meeting Minutes; Lisa Ruzycki seconded, motion carried unanimously.

V. Financial Report

A. The unaudited financial report for October, November, and December 2017, was received as presented by Jaqueline Miller.

Motion: Margaret Powell made a motion to approve the unaudited Financial report; Sheryl Shay seconded, motion carried unanimously.

A homeowner asked the Board to explore a higher return on money that is not immediately needed. Briana welcomed any suggestions from homeowners. Another homeowner explained the difficulties of finding options that have the flexibility to transfer money if needed.

B. Briana reviewed the advantages and disadvantages to the federal tax filing options of 1120 and 1120H.

Motion: Margaret Powell made a motion to approve filing the 1120H; Lisa Ruzycki seconded, motion carried unanimously.

VI. Reports

A. Landscape/Maintenance Report – Briana Foroszowsky reviewed the January 15-19, 2018 weekly report from Jose Mendoza with OCLUS. The crew worked Monday, Friday and Saturday, trash was picked up, doggie stations checked and trash cans emptied, pre-emergent applied to the back side of homes that abut open space and all planter beds, and Santa Lupe and Vista Terrace meters were checked for leaks. Jose will continue to monitor these meters for problems. A water issue on Los Altos, below Goodwin Road, was discovered. The area was dug up and a gate valve and plugged pipe were repaired.

Briana and Stacie met with Jose last week and went over expectations for the new year. Weekly updates, prompt communication, timely repairs to the irrigation system, and closer attention to details on the parkway were a few items discussed. Briana spoke with Jose today and he said that the leaf abatement should be completed within the next 2 weeks, detailed trimming to the shrubs and other plants should be completed by March 1, 2018, and the exposed weed barrier should be addressed. There are areas on the parkway that need

finishing. Photographs were taken by Briana and Margaret on Monday and these areas will be addressed with Jose. In addition, two projects are planned for Los Altos; additional bark will be added to the area below the pump house and more rock will be added to the hillside behind the homes on Canyon Ridge.

A homeowner complimented Jose on the job that he is doing on the parkway. He also asked if the water expenditure for 2017 was more than 2016. Briana replied that the Board will continue with irrigation retrofit and will look into other water conservation measures. Stacie reported she thought water expense for 2017 was a few thousand dollars more than 2016.

VII. Correspondence

VIII. Compliance Report

Ashley Wiley reported for the fourth quarter of 2017 there were 162 issues which included 54 landscape issues, 69 boat, RV, trailer issues, 18 garbage cans left out, and 21 other various violations. There were 944 violations for 2017, 163 in the first quarter, 331 in the second quarter, 288 in the third quarter, and 162 in the fourth quarter. 627 Courtesy Letters were sent out, 123 Notice of Hearing Letters were sent and 19 properties were fined.

Architectural Control Committee application requests for 2017 were 158. Of those 158, 87 were paint requests, 32 landscape requests, 17 shed requests, 19 home improvement requests, and 3 solar panel requests.

Ashley reported that she is currently in the process of compiling a list of homes that need to be painted and driveways that need to be repaired for the Board's determination. Homeowners should think about applying pre-emergent during the cooler, rainy months of winter to maintain a healthy lawn and prevent weeds in spring. She also commented homeowners should be aware when walking in the community and open space that now is the reproductive cycle for coyotes. Several homeowners have seen coyotes within the community.

Bill Wagner asked how much money is made in fines. Stacie explained that fines are not used to make money for the Association, but are used to bring homeowners into compliance. There are a little over \$11,000 in outstanding violation charges on the books currently that have accumulated over the last few years.

IX. Old Business

- A. Stacie reported on the status of Case No CV14-00952. The case is currently pending before the Nevada Supreme Court.

X. New Business

- A. Briana Foroszowsky acknowledged an executive session meeting was held November 9, 2017. The meeting items discussed were for delinquency and violation items. There were no personnel issues or legal matters discussed.
- B. **Motion:** Briana Foroszowsky made a motion to approve the garage sale date of May 19, 2018; Lisa Ruzycki seconded, motion carried unanimously.
- C. **Motion:** Margaret Powell made a motion to approve Resource 1 to conduct a full reserve study at a cost of \$1,895.00; Jacqui Miller seconded, motion carried unanimously. Stacie reported that the Real Estate Division, Ombudsman Office requires HOA's perform a Reserve Study with an on-sight visit every 5 years. Reserve Study updates are done annually. Resource 1 has done the Association's reserve study and updates for the last several years.
- D. Briana explained that a Landscape Advisory Committee is being formed to work with the Board and Community to assist The Vistas Board of Directors in maintaining, planning, advising, and preserving the common areas, parkway, and irrigation system of The Vistas HOA. She reviewed the duties and responsibilities of the committee and explained Karl Katt has agreed to be a homeowner member on the committee. He previously worked for TMWA and has irrigation experience. Briana will be on the committee and Margaret Powell has agreed to be on the committee as a Board representative as well. **Motion:** Briana Foroszowsky made a motion to approve the Landscape Advisory Committee and Duties; Sheryl Shay seconded, motion carried unanimously.
- E. Asphalt Protectors was asked to walk the pathway and make recommendations for repair or improvements to the pathway. Asphalt Protectors will walk the pathway again in April and make recommendations at that time. No action at this time on this agenda item. This item will be placed on a future agenda.
- F. Briana explained that a complaint about excessive dog feces on the access road off Vista Terrace Lane has been received. Briana went over the advantages and disadvantages of installing a doggie station in the area, including the cost of the doggie station, approximately \$359.00, and hiring a licensed contractor to install it. Discussion ensued over whether a doggie station is warranted and if it would be cost effective. Margaret

asked if there are other common area spots that might warrant a doggie station and was concerned that this may not be the only situation like this in the community. A homeowner explained doggie stations, given feces sealed in a bag, emit odors and attract coyotes and other unwanted animals. Another homeowner suggested a cheaper alternative would be to install signs. Briana explained the Association CC&R's only allow For Sale signs and NRS 116 allow political signs. Those are the only two signs permitted in the HOA. Briana asked those in attendance who would support a dog waste station and who would not. The vote was split 4 to 4. Briana asked each Board member their opinion; Margaret stated she felt strongly both ways. She was concerned over the precedent it sets, but she knows there is an issue up there and is not exactly sure the best way to address it without a sign, and the HOA cannot post signs. She also thinks there will be an issue finding a licensed contractor who wants to do such a small job. Sheryl said she was also really conflicted about it and wanted to actually see the area and how much waste is up there. She also expressed concern over the cost and monthly maintenance. Stacie asked if this issue warrants more research and if it would be helpful to get cost information and review at the next Board meeting; the Board agreed. Lisa comment that she is also conflicted. As an avid dog walker, she uses the stations on Los Altos all the time. She wished we did not have to tell people to pick up after their dogs and provide bags for them. She does not know if that area warrants a doggie station. Jacqueline said she was opposed because she does not know how effective it would be based on the waste she sees in her neighborhood with a doggie station close by. She is also concerned with the cost, increased maintenance for the landscape company and the fact that it is open space, common area. Briana is also torn. She likes the idea for a garbage can in the area, but given other important issues that may require funding, is not ready to allocate the funds for the doggie station. A homeowner asked what it costs the Association for doggie bags. Stacie replied the existing doggie stations are maintained by the landscape company under the current contract. Any new stations would need to be added to the maintenance agreement. She was unsure of what that cost might be. Another homeowner asked why a homeowner in the area doesn't go out with their bucket and shovel and clean the area weekly. Briana applauded the suggestion and felt that is what HOA's should be about. Another homeowner suggested information on this subject be put in the next newsletter.

Motion: Margaret Powell made a motion to postpone action to get more information on the subject; Sheryl Shay seconded, motion carried unanimously.

- G. Ashley Wiley explained the software program Constant Contact, an email notification software. This software will provide email notification to the 328 homeowners that have submitted written authorizations to the Association to send newsletters and other correspondence through email. The Association currently uses Microsoft Outlook, which has become cumbersome and difficult to use for that many recipients. This new program will ensure homeowners get the email messages with 97% being delivered into the homeowner inbox and dramatically reducing the chance it is blocked or sent to the spam folder. The newsletter would automatically be inserted in the body of the email versus an attachment. In addition, the Association will receive reports on who receives the email, those that were opened, and those that were rejected. The cost of the program is \$20.00 for up to 500 email addresses and can be cancelled at any time without penalty. Margaret pointed out this program is very cost effective.

Motion: Margaret Powell made a motion to approve the new system for the 328 homeowners we have now; Lisa Ruzycski seconded, motion carried unanimously.

XI. Membership Forum

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

- A homeowner asked if there was any news on the proposed apartment complex within the community. The Association has not received any new information. Margaret explained that the previous request had been withdrawn and any new request will have to go back before the Commission before it goes to City Council. Ardena Perry mentioned the Facebook page, Los Altos on the Hill, where homeowners can find status updates on this topic. She encouraged homeowners to be courteous and work with City staff on this issue. Ardena expressed her gratitude to the Board for serving and stated we live in a great community. Stacie commented that Board positions are volunteers and each Board member spends a lot of time on HOA issues. Bill Wagner attended the last City Council meeting and there was no mention of the development. He will keep the Association apprised of any changes.
- Barbara Gonzales suggested the Board consider buying tablets or computers where the meeting information can be downloaded on it, instead of packing around the large Board book. The tablet or computer would be the property of the Association and can be passed down as Board members change.
- Pat Ruth found it hard to hear in the multipurpose room at the school and asked that a microphone be used next time. Ron Breaux asked if there was an alternative to the multipurpose room to hold the meeting. Lisa Ruzycski will check with the school to see if we can use the teachers lounge or maybe the computer lab for future meetings.

NEXT MEETING SCHEDULES – April 26, 2018, July 19, 2018, and 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 7:24 pm.

Respectfully submitted,

Stacie Ciesynski, General Manager

Margaret Powell, Secretary