

## The Vistas Homeowners Association

### MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 26, 2017 – 6:00 P.M.

#### Board Members Present

Dave Stefan  
Briana Foroszowsky  
Scott Stromberg - Absent  
Jacqueline Miller  
Sheryl Shay

#### Staff Present

Stacie Ciesynski, General Manager  
Debbie DeVenzio, Compliance Officer

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#### **I. Call to Order**

Dave Stefan called the meeting to order at 6:04 p.m.

Introduction of Board members: Dave Stefan, Sheryl Shay, Jacqueline Miller and Briana Foroszowsky were present. Scott Stromberg was absent. 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. No questions from Vistas homeowners.

#### **III. Approval of Minutes**

A. Minutes were approved as drafted.

#### **IV. Financial Report**

A. The unaudited financial report for October, November and December 2016 was received as presented by Jaqueline Miller.

B. **Motion:** Briana Foroszowsky made a motion to approve filing the 1120H tax return; Jacqueline Miller seconded, motion carried unanimously.

#### **V. Reports**

A. Landscape/Maintenance Report – Jose Mendoza, Supervisor with The Groundskeeper was present at the meeting. He submitted a written report to the Board and gave an update to those in attendance. Dave thanked Jose and his crew for doing a good job with snow removal from the pathway. Jose explained the sidewalk on Southview, up from the stairs, has been added to their snow removal list.

Jose expressed his gratitude for receiving the landscape contract for the next three years and said they are happy to be servicing the property. He explained Alex and Benito will still be part of the peak season crew on the parkway.

Clearing 10-feet of defensible space behind the homes is scheduled to start the last week in February, weather permitting, and should be completed the last week in March. Jose was concerned about the amount of vegetation back behind the homes and would strongly recommend a post-emergent application be considered by the Board right before the fire season begins. Pre-emergent was applied the first week of December. Areas beyond the scope of the contract with dense vegetation will be cleared, if the Board agrees, on a time and materials basis of \$25.00 per hour and dumping fees. Dave explained the Board is looking at removing all vegetation, not just grasses and other weeds, to clear a 10-foot area behind the homes. Jose cautioned some grasses are good and prevent erosion. Removing them all may cause additional problems.

Jose addressed irrigation problems on Los Altos and submitted a map with highlighted areas with issues. Dave asked Jose to provide a price to change a head and add a flex riser or swing joint so when funds become available the Board can target problem areas and determine how many heads the Association can afford to replace. Jose suggested the Board consider converting the irrigation associated with one RPA to track water saving for an entire area.

A homeowner asked about reclaimed water. This topic has been discussed and researched in years past. Retrofitting and switching to reclaimed water was not found to be cost effective for the Association.

Another suggestion was to remove the grass from the center islands. The Board has targeted high water use areas for turf reduction in the past.

## VI. Correspondence

No correspondence

## VII. Compliance Report

Debbie DeVenzio presented the compliance report which is a combination of compliance efforts from herself and Shannon. For the fourth quarter of 2016, there were 220 compliance issues. She encouraged homeowners to let her know if there is specific information they would like to know about and she would include it in future reports.

## VIII. Old Business

- A. Stacie reported on the status of case #CV15-00167. Formal discovery has been ongoing and the Court recently denied a Motion for Summary Judgement filed by Deutsche Bank. The case remains pending though no trial date has been set.
- B. Lawsuit CV14-00952. The Motion for Summary Judgment has been granted in part and the Court has ordered oral argument on the remaining issues for late January 2017. Discovery is proceeding in the interim.
- C. The mediation date scheduled for January 9, 2017, was cancelled and now waiting for the Nevada Real Estate Division to re-assign a new mediator and mediation date.
- D. Dave Stefan explained for continuity of decision making on Architectural Control Committee requests as Board members change, guidelines are being drafted. These guidelines will be minimum requirements to help with consistency throughout the community. The goal is to have the guidelines finalized and approved at the April Board meeting. Once approved they will be sent out to all the homeowners.

## IX. New Business

- A. **Motion:** Jacqueline Miller made a motion to approve the annual garage sale date of May 20, 2107; Sheryl Shay seconded, motion carried unanimously.
- B. The Employee handbook was changed to include when New Year's Day falls on Saturday, the previous Friday will be the observed legal holiday and when New Year's Day falls on Sunday, the following Monday will be the observed legal holiday.  
**Motion:** Briana Foroszowsky made a motion to approve the ratification of the employee handbook change; Jacqueline Miller seconded, motion carried unanimously.
- C. The asphalt pathway on Los Altos has varying widths and there was a desire to widen the pathway in areas where it is difficult to walk two-by-two. Problems exist where there are trees and plant material which impede widening efforts. The Board will be looking at the pathway and possibly getting bids from contractors to see if it is feasible.  
There is a current proposal at a cost of \$4,400.00 to crack and seal the pathway from Asphalt Protectors. This company has done this work for the Association the last several years. Dave would like Asphalt Protectors to look at areas where the pathway is peeling and provide an estimate to have an overlay done. Reserve funds can be used for the overlay since it extends the life of the pathway.  
**Motion:** Sheryl Shay made a motion to approve the proposal from Asphalt Protectors to crack fill and seal the pathway; Briana Foroszowsky seconded, motion was carried unanimously.  
**Motion:** Briana Foroszowsky made a motion to approve asphalt overlay work not to exceed \$5,000.00; Sheryl Shay seconded, motion carried unanimously
- D. To follow up with the community concern over pedestrian and children safety on Los Altos Parkway, Briana Foroszowsky explained the Board's previous efforts and outlined the new direction. Briana attended the Parent Teacher Organization (PTO) at Bud Beasley Elementary School and asked if they would be interested

in partnering with the Association to adopt an Awareness week. This idea was well received by the PTO and was added to their April meeting agenda. Dave thought a good time to have an Awareness week would be when the kids go back to school. Ideas for Awareness week would include banners on the information boards, coordinating with MJ Cloud, Safe Routes to School Coordinator, to hold an assembly at Bud Beasley, and flyers being passed out at school or mailed to the community. Coordinating with the PTO to get this information out in the community will be beneficial.

Homeowners discussed their frustration with speeders on Los Altos and throughout the community.

Suggestions to have more of a police presence or maybe get the volunteer vacation watch car to patrol the community was discussed.

**Motion:** Briana Forszowsky made a motion to adopt a Traffic Awareness Week sometime between August 15, 2017 to September 15, 2017; Jacqueline Miller seconded, motion carried unanimously. Briana amended her motion to change the date from August 15<sup>th</sup> to August 1<sup>st</sup>; Jacqueline Miller seconded and the amendment received unanimous approval from the Board.

Dave suggested \$2,000 from the \$10,000 set aside for electronic speed signs be reallocated to the Traffic Awareness Week for expenses. The balance of \$8,000 will be on the agenda and possibly reallocated at a future date.

- E. Motion:** Dave Stefan made a motion to approve reallocating \$2,000 from the money set aside for electronic speed signs to cover expenses for the Traffic Awareness Week; Briana Forszowsky seconded, motion carried unanimously.

## **X. Membership Forum**

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

- William Wagner would like to see a reminder put in the newsletter for homeowners to shovel their sidewalks.
- Briana Forszowsky was approached by homeowners who live by the stairs on Southview Drive. The rains have washed mud onto the step making them a mess. They also asked about the dead trees above the split rail fence. Both areas in question belong to the City of Sparks and have been reported. The City responded the dead trees are scheduled for winter tree removal to be done the end of April.
- Another request was made for the newsletter to include a reminder for homeowners not to park on the grass.

**NEXT MEETING SCHEDULES** – Meeting dates: April 27, 2017, July 20, 2017, and September 28, 2107 at 6:00 p.m. at Bud Beasley Elementary School. Annual meeting scheduled for July 20, 2017, at 6:30 p.m. Budget Ratification Meeting is scheduled for 10:00 a.m. on November 09, 2017, at the Association office and a quarterly meeting will follow.

## **XI. Adjournment**

**Motion:** Being no further business Dave Stefan adjourned the meeting.

Respectfully submitted,

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Stacie Ciesynski, General Manager

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Briana Forszowsky, Secretary