The Vistas Homeowners Association

MEETING MINUTES
BUD BEASLEY ELEMENTARY SCHOOL
January 28, 2010 - 6:30 P.M.

Board Members Present	**Staff Present**
Jim Baldwin - Absent	Stacie Ciesynski, Community Administrator
David Gurr	G' Richmond, CAM
Margaret Powell	Chris Burton, Compliance
Dave Stefan	
William Wagner	

I Call to Order

Margaret Powell called the meeting to order at 6:30 p.m.
Introduction of Board members; Jim Baldwin was absent. It was stated for the record the meeting is being recorded.

II Membership Forum

Homeowners present were given the opportunity to ask questions and make comments pertaining to items on the agenda.

III Council Representative – Mike Carrigan was unable to attend.

IV Approval of MINUTES

Motion: William Wagner made a motion to approve the October 22, 2009 general meeting minutes; David Gurr seconded, motion carried. Dave Stefan recused himself from the vote.
Motion: David Gurr made a motion to approve the November 12, 2009 general meeting minutes; William Wagner seconded, motion carried. Dave Stefan recused himself from the vote.

Barbara Gonzales asked that the draft minutes be placed on the website for homeowner review prior to the next meeting.

V Financial Report

    A. Treasurer's Report
           1. Financial Report – October, November and December 2009
           Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	$281,406.56
Architectural Deposits	$ 5,821.40
Reserve Funds	$153,960.88
Other Assets	$ 27,936.43
Total Assets	$469,125.27
Total Liabilities	$166,307.74
Total Capital	$302,817.63
Liabilities & Capital	$469,125.27

Motion: William Wagner made a motion to approve the unaudited 2009 fourth quarter financial report; Margaret Powell seconded, motion carried unanimously.
Financial statements were reviewed in accordance with NRS 116.31083 subject to the year end audit.

B. **Motion:** David Gurr made a motion to approve filing an 1120-H tax return for 2009; William Wagner seconded, motion carried unanimously.

Stacie Ciesynski explained that the audit for 2009 is scheduled to begin February 16, 2010.

VI Reports

A. Landscape Report – Margaret Powell reported the completion of rock borders around the three large islands on Los Altos. The changes to these islands will allow our landscapers to water more efficiently and to alleviate water run-off in the street.

B. Maintenance Committee – Bill Wagner reported that Christopher Gear has volunteered to replace 3 light sensors that are not working properly on Los Altos.

Barbara Gonzales asked about the status of getting the base of the neighborhood mail box units painted.

VII Correspondence

4870 Canyon Run Drive – The homeowners were present to discuss the issues pertaining to their property.

VIII Compliance Report

A. Chris reported that for the fourth quarter of 2009 there were 319 compliance issues. Of the 319, 10 homeowners were sent hearing notices; 8 were corrected and 2 went to hearings and fines were issued.

A question was asked if the association has a policy on large commercial vehicles being parked on street. Margaret explained that the CC&R's don't address these vehicles and they would need to contact the City of Sparks.

IX Old Business

A. Stacie gave an update on the progress of the Nevada Fire Safe Council Matching Grant. Margaret reminded homeowners to keep track of the time they spend raking leaves, cleaning out gutters, picking up trash/weeds in common area, etc. because that time can be used to help offset our portion of the matching grant.
B. **Motion:** Dave Stefan made a motion to continue discussions with City officials on the indemnification portion of the Encroachment Permit and if he cannot come to a resolution a letter will be sent to the City notifying them of the safety issue related to the sidewalk and ditch; David Gurr seconded, motion carried unanimously.

X New Business

A. No change was made to the Three Bids When Practical Resolution.
B. The proposed changes to the Assessment Collection Policy were reviewed.
Motion: William Wagner made a motion to approve the Revised Assessment Collection Policy; Margaret Powell seconded, motion carried unanimously.
C. **Motion:** Dave Stefan made a motion to table the Revised Fine Procedure Policy until the next meeting; William Wagner seconded, motion carried unanimously.
D. **Motion:** David Gurr made a motion to approve ratification of appointment of Dave Stefan to fill the remaining term of Dave Sexton, who resigned; William Wagner seconded, motion carried, Dave Stefan recused himself from the vote.

E. **Motion:** Dave Stefan motioned to hold the association annual garage sale Saturday, April 24, 2010; William Wagner seconded, motion carried unanimously.

F. Walkway maintenance bids were opened and reviewed. Three bids were requested and only two bids were received.
Motion: Dave Stefan made a motion to accept the lowest bid once clarification on the cost of sealing the entire pathway is received from Asphalt Protectors; David Gurr seconded, motion carried unanimously.
Motion: Dave Stefan made a motion to approve Asphalt Protectors bid for the removal of trip hazards on the pathway to be paid for out of the Reserve Fund; David Gurr seconded, motion carried unanimously.

XI   Membership Forum

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

- Homeowner asked about the damaged tree on Vista Heights.
- Homeowner commented on the slick conditions at Vista Heights and Los Altos round-about. She is concerned about the dangers of people using the cross walk and asked if speed bumps would be built on Vista Heights to slow traffic.
- Homeowner asked who installed the "pick up after your dog" signs on Los Altos Parkway.

NEXT MEETING SCHEDULES - Meetings are normally held the fourth Thursday of every third month. (April 22, 2010, July 22, 2010, October 28, 2010)

XII   Adjournment

Motion: Dave Stefan motioned there being no further business the meeting was adjourned at 8:30 p.m.; William Wagner seconded, motion carried unanimously.

Respectfully Submitted,

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Stacie Ciesynski   Secretary, Board of Directors