

The Vistas Homeowners Association  
Board of Directors Meeting Minutes  
January 22, 2004  
Bud Beasley Elementary School

Board Members Present: Dave Stefan, Dave Sexton, Mary LeMay and Barbara Gonzales

Board Members Absent:

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**Call Meeting to Order**

Dave Stefan called the meeting to order at 6:30 p.m.

Mary LeMay entered the meeting

**Membership Forum**

- ❖ A homeowner asked for an update on the streetlights on Los Altos. Dave Stefan explained that it is the Association's responsibility to maintain the lights. Originally we had intended to take the green light poles on the top of Los Altos and move them down to replace any green poles that were damaged and replace the poles on the top with black poles. After some research we found that there is little difference in price between the green poles and the black poles. Unfortunately any savings we incurred from purchasing the black poles were offset by the labor charges to move the black pole. We have found a green pole replacement for the light that is currently down on the parkway. This will be replaced within the next month. The light poles have been numbered so if any lights go out just call the Association office with the number of the pole that needs to be repaired. We will also be seeking bids for painting the light poles this year. The color to be determined later.
- ❖ A question was asked as to whether or not the housing development to the East of Spandrell was approved? Dave referred the question to our councilman, Mike Carrigan who said the City Council had not seen it yet.
- ❖ A homeowner on Vista Mountain expressed concern regarding the common area (retention pond) next to her home that needs repair again due to the kids in the neighborhood breaking the fence boards. She also asked about whether or not it is her responsibility to keep the weeds down behind her home. Dave explained that we are currently working with the ROTC program at North Valley High School to do weed abatement for the Association. Any weed abatement will probably take place during May, June, and July. Any help that the homeowners could provide regarding weed abatement would be appreciated. She also asked about a neighborhood watch program. Dave explained that this is something that the Board has considered but has had difficulty due to the fact that to be successful you need the people in the area to be involved and you also need to notify the vandals that you have such a program and signage throughout the Vistas is not allowed. It was suggested that in the next newsletter we could see if there is any interest from homeowners in regards to starting a neighborhood watch

program. The newsletter would ask that all homeowners keep a close eye out on the neighborhood and report anything that might appear suspicious.

- ❖ A question was asked as to whether or not trees that have been cut down on the parkway are replaced? Dave Stefan explained that in some instances trees are replaced, but if they are cut down in areas that have sufficient trees generally they are not replaced.
- ❖ A homeowner asked about the status of the landscaping on the top of Vista Terrace. Dave explained that the first bid we got was too high. We are in the process of getting this area redesigned. The Board is looking to landscape this area sometime this year, as it is part of our budget.
- ❖ A homeowner wondered about the possibility of getting a street light or stop sign on the corner of Vista Mountain. Dave Stefan asked direction from Mr. Carrigan in regards to the possibility of getting a stop sign. Dave Sexton thought that this issued could be brought to the City as a safety issue.

### **Approval of previous Meeting minutes**

The Board approved the meeting minutes dated October 23, 2003 as written.

Motion: Dave Sexton made a motion to approve the meeting minutes as written, Mary LeMay seconded. Motion was unanimously approved.

### **Financial Report**

#### 1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$362,148.52
Architectural Deposits	\$ 22,910.72
Reserve Funds	\$ 38,696.99
Total Assets	\$423,756.23
Total Liabilities	\$ 24,285.52
Total Capital	\$399,470.71
Total Liabilities & Capital	\$423,756.23

Motion: Dave Sexton made a motion to approve the Financial Report as read, Mary LeMay seconded. Motion was unanimously approved.

Dave Stefan discussed the Budget Comparison report as of 12/31/04. He explained that due to the conservative nature of the Board, they did not estimate nearly enough revenue from the sale of existing homes in the area, which produces revenue from transfer fees and document fees. Stacie explained that we have collected approx. \$50,000 more in revenues than we budgeted for 2003. Because of the increase in revenues the homeowners are likely to see some sort of one time credit to reduce their October 2004 assessments. The Board has yet to determine how much the credit will be.

A homeowner wondered if it would be possible for the Association to buy some property and put a modular on it or build an office building. Dave explained that we could not use the excess funds we currently have to do this. We would have to establish an account and start allocating money towards land acquisition or a building fund. The homeowner felt that a permanent site in The Vistas would create more of a community to know that our offices were here.

### **Property Report**

Stacie Ciesynski explained that NRS 116 now requires the Association to keep a complaint log for The Vistas. As of October 1, 2003 Dionne created a log and based on this log there have been approximately 200 complaints from October to December. Approximately 43% or 85 complaints were for visible garbage cans; 24% or 47 complaints were for utility trailers, RV's, or boat trailers; 23% or 45 complaints were for satellite dishes installed on the front of homes. Stacie explained that we have recently seen a large number of satellite dishes that have been installed on the front of homes and we have been asking the homeowners to have them moved to an area that is not visible from the front. The Association is not saying that you can't have a satellite dish; rather we are asking that all satellite dishes be placed so they are not visible from the front of the home, if possible.

### **Old Business**

The Association had its second annual caroling event. Everyone seemed to have a good time. Those that attended felt we got a better response from the community this year as the carolers went through The Vistas.

The Association recently received a bid from our landscapers to improve the hillside that runs along Southview Drive. The proposal would cost approximately \$18,000 and the Association would tap into the 3-inch water main up top at the park and we would be billed by the City for the water usage. We won't have water available to us until April 1, 2004 so we will be looking for homeowners along Southview to donate some water until April. The proposal has about 15 islands along Southview Drive, which will include pine trees, shrubs and bushes. This item was included in the budget for 2003.

Motion: Dave Sexton made a motion to accept the proposal from Ivy League Landscape dated January 21, 2004, Mary LeMay and Barbara Gonzales seconded. Motion was unanimously approved.

### **New Business**

Stacie read Ron's Smith resignation letter. Ron's letter thanked the Homeowners for allowing him to serve and commended the current Board for their dedication to improving the quality of life for everyone living in The Vistas.

### **Next Meeting Schedule**

The next meeting is scheduled for **April 22, 2004** at 6:30 at Bud Beasley. Meetings are normally held the fourth Thursday of every third month. (July 22, 2004 and October 28, 2004)

Being no further business, Dave Stefan made a motion to adjourn the meeting at 7:45 p.m. Ron Smith seconded. Meeting was adjourned.

Respectfully submitted,

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Stacie Ciesynski

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Secretary, Board of Directors