

## The Vistas Homeowners Association

### MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 22, 2015 – 6:00 P.M.

#### Board Members Present

James Baldwin  
Larry Kleinworth - Absent  
Jim Gaba  
Dave Stefan  
Scott Stromberg

#### Staff Present

Stacie Ciesynski, Community Administrator  
Shannon Christie, Compliance Officer

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

Jim Baldwin called the meeting to order at 6:00 p.m.

Introduction of Board members: James Baldwin, Scott Stromberg, Jim Gaba, and Dave Stefan were present.

Larry Kleinworth was absent. Four Board members were present so 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.

#### **III. Council Representative – Charlene Bybee**

Councilwoman Bybee was present and gave an overview of her background to those in attendance. As a resident of Sparks for 50 years she feels she brings a fresh perspective to government, never having served in office before. Ms. Bybee reported that the City of Sparks has been busy with code enforcement changes and establishing civil penalties. Code enforcement will continue to respond on a complaint basis only. Furthermore, she was excited to report that other small businesses were choosing to locate in Sparks. In addition to serving on the Council, Ms. Bybee will also be a part of the Sparks Redevelopment Committee, Parks and Recreation, School Oversight, and the Regional Planning & Governing Board. To contact councilwoman Bybee, you can email her at [Cbybee@cityofsparks.us](mailto:Cbybee@cityofsparks.us) or by phone at 353-2311.

#### **IV. Approval of Minutes**

**A. Motion:** Dave Stefan made a motion to approve the September 25, 2014 general meeting minutes and the November 13, 2014 budget ratification minutes as written; Scott Stromberg seconded, motion carried unanimously.

#### **V. Financial Report**

**A. Financial Report** –The unaudited financial report for September, October, November, and December 2014 was received as presented by William Wagner.

**B. Motion:** Dave Stefan made a motion to accept the Engagement letter from Gene Clawson, CPA; Jim Gaba seconded, motion carried unanimously.

**C. Motion:** Scott Stromberg made a motion to approve filing an 1120H tax return; Dave Stefan seconded, motion carried unanimously.

#### **VI. Reports**

**A. Landscape/Maintenance Report** – Stacie explained that there are landscape maintenance and other items that have not been completed for 2014, which will need to be completed in 2015.

**1) Motion:** Scott Stromberg made a motion to approve the allocation of the 2014 funds for those items discussed on the report (i.e. Vista Terrace tree replacement, head replacement and coverage

issues, turf reduction, additional rock and bark) and the other items on the agenda (i.e. electronic speed signs and new bulletin boards) for the work to be completed in 2015; Jim Gaba seconded, motion carried unanimously.

A homeowner asked if a portion of the funds will be used to continue adding rock behind the homes on Canyon Ridge.

A question was asked how the drought had affected the trees on the parkway. Stacie responded that the office is waiting for a recommendation from The Groundskeeper on whether or not to irrigate the trees and shrubs due to the dry conditions.

A homeowner recommended the irrigation around trees be looked at to make sure the water is hitting the end of the roots where the tree drinks water and not around the trunk. She suggested little catchment basins be put under the trees similar to what Caughlin Ranch is doing.

## **VII. Correspondence**

A suggestion form was received from a homeowner requesting the Board look into a private security company to patrol The Vistas. The homeowner was concerned over the recent burglaries in his neighborhood. The Board explained that several years ago they looked into private security firms and their findings were documented in the minutes from the April 27, 2006 Board of Directors meeting. It was explained that Larry Kleinworth, a retired police officer, looked into this matter and found that unarmed security company personnel did not have any more authority than a resident in the community. With 1473 lots to patrol, it would be very difficult to be in the right place at the right time to stop a burglary in progress. A security vehicle in the neighborhood may deter some crime, but is it worth the cost and potential liability to the Association. Instead, neighborhood awareness should be promoted and homeowners encouraged to be vigilant to protect their homes. Tips to protect your home will be included in the next newsletter.

Discussion ensued with homeowners on both ends of the spectrum. One homeowner expressed he was opposed to anything that would increase assessments. Another homeowner was in favor of a security company and would support an increase, since assessments are reasonable and could be raised. She also asked about security cameras and expressed concern over the difficulty of getting the police to respond, especially when a major event in the area is happening. Even with a security company patrolling The Vistas, another homeowner felt that crime will still occur; there is no way to really stop it. The best deterrent is to know your neighbors, know your neighborhood and watch for anything out of the ordinary.

The subject of solicitors and the dangers they pose in neighborhoods was brought up. A question was asked if a no soliciting sign could be put on homes. What about no trespassing and security signs? The CC&R's allow for one For Sale sign, but the Board concluded that small no soliciting and security signs were appropriate for safety.

## **VIII. Compliance Report**

Shannon reported that compliance issues for September through the end of the year totaled 435. The majority of violations were lawns, garbage, RV's and oil stains. Shannon reviewed the graphs she produced showing a comparison of violations for 2013 and 2014 as well as homeowner improvements made for 2012, 2013, and 2014. Homeowners are painting their homes and making improvements to their landscape, which is good. Shannon also presented information that homeowners can use or share with a neighbor on how to remove old oils stains from driveways.

## **IX. Old Business**

**A.** Stacie gave an overview on the progress with T-Mobile in negotiating a cell phone tower to be built on common area. A preliminary drawing has been submitted for the Board's review. The plans for the structure, a small building with a steeple, were passed around to those present for their review. Any agreement signed with T-Mobile would be reviewed by the Association's legal counsel. Questions were asked about the exact location of the tower, what is the tower going to look like, can additional space be leased to other cell companies, how is T-Mobile going to get access going to the tower, are views from neighboring homes affected, what is the income going to be used for and are permits from the City required. Several homeowners expressed their approval and acknowledged the need for better cell coverage in the area. Others felt the tower is an injustice to the neighborhood, would be subject to graffiti, and invite unwanted activity in the area. Dave Stefan said he would feel more comfortable with the Board being able to sign off on the final plans.

**Motion:** Scott Stromberg made a motion to proceed forward, subject to having a legal description provided, having the final sign off on the building plans, and a wood fence instead of chain link; Jim Gaba seconded, motion carried with Jim Baldwin voting against.

Jim expressed his opposition to the cell tower was because he felt it sets a precedence for other companies to come in and request a cell tower on common area. He also didn't feel it was necessary to approve the tower just for the income it would bring to the Association. He understands the need for reception, but wants to protect the common area.

- B.** Dave Stefan said since the budget is a best guess and not set in stone, that he would just let it stand.

**Motion:** Dave Stefan made a motion to let the budget stand as it is; motion died for lack of a second.

Jim Baldwin would rather, for planning purposes, have the T-Mobile income deleted so that the budget can be evaluated properly.

**Motion:** Jim Baldwin made a motion to remove the T-Mobile income from the budget; Dave Stefan seconded, motion carried unanimously.

Stacie reviewed the areas of the budget that could be cut or reduced to bring the budget back in balance.

**Motion:** Jim Baldwin made a motion to reduce expenses by \$18,000 as recommended (remove \$4,160 from flood control, \$6,000 from Grounds/Bark, Miscellaneous expense will be reduced by \$440, legal by \$2,000 and Federal Income Tax by \$5,400); Scott Stromberg seconded, motion carried unanimously.

## **X. New Business**

- A. Motion:** Scott Stromberg made a motion to have the annual garage sale on April 25, 2015; Dave Stefan seconded, motion carried unanimously.

- B.** Jim Baldwin explained the speeding issues that have occurred throughout The Vistas over the last several years. He also talked about the advantages of permanent and portable electronic speed signs in a community. Correspondence has been compiled from homeowners complaining about speeding on their street. Jim hopes to meet with City officials to make a presentation and to suggest a partnership with them to be able to make additional electronic signs available or entertain other possible solutions. Portable electronic speed signs have the advantage of being moved to different locations. A data collection device could be added to collect information and can be given to the City.

**Motion:** Jim Baldwin made a motion to purchase speeding devices not to exceed \$10,000; Scott Stromberg seconded, motion carried unanimously.

- C. Motion:** Dave Stefan made a motion to renew the existing workers compensation policy; Jim Baldwin seconded, motion carried unanimously.

- D. Motion:** Dave Stefan made a motion to buy new metal boards to be attached to the existing boards at the top and bottom of Los Altos Parkway. 2014 funds will be used for the purchase; Jim Gaba seconded, motion carried unanimously.

Barbara Gonzales requested that when work on the information board at the bottom happens, can additional flagstone be added so she is able to get in the agenda boxes. Currently she has to step in the rocks to get an agenda.

## **XI. Membership Forum**

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

- Mr. Frank expressed his concern over the safety of pedestrians with animals walking in bicycle lanes.

**NEXT MEETING SCHEDULES** – Meeting dates: Quarterly Board of Director Meeting's are generally scheduled the fourth Thursday of every third month: April 23, 2015, July 16, 2015, and September 24, 2015. Budget Ratification Meeting is scheduled for 10:00 a.m. on November 12, 2015 at the association office.

## **XII. Adjournment**

**Motion:** Being no further business Dave Stefan motioned to adjourn the meeting at 8:15 p.m.; Scott Stromberg seconded, motion carried unanimously.

Respectfully submitted,

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Stacie Ciesynski

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Jim Gaba, Secretary