

The Vistas Homeowners Association

QUARTERLY MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 24, 2008

6:30 P.M.

Board Members Present

Dave Stefan
Mary LeMay
Dave Sexton
Larry Kleinworth
Jim Baldwin (Absent)

Staff Present

Stacie Ciesynski, Office manager
G' Richmond, CAM
Chris Burton

I. Call to Order

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

Introduction of Board Members and staff, for the record it was stated the meeting would be recorded.

II. Membership Forum

Twelve (12) homeowners were present

- A homeowner asked about the sidewalk that is buckling on Vista Terrace Lane. Stacie said that she thought that the sidewalk has been fixed. Stacie will follow-up with the City of Sparks.
- Homeowner asked if the PVC pipe sticking up on the parkway (for the shut-off valves) could have caps put on them for safety purposes. Dave said we would have our landscapers do that.
- Homeowner on Madrid Drive asked that the area behind her house be cleared. Dave discussed the guidelines for weed abatement and that the area will be looked at and scheduled based on priority.

RTC Project (Doug Maloy)

Doug Maloy with the Regional Transportation Commission (RTC) spoke to the homeowners regarding the capacity improvements that will be done at the intersection of North Los Altos and Vista Blvd. He explained that the homeowners should have received information in the last newsletter regarding this project and that RTC will be constructing dual left turn lanes on N. Los Altos Pkwy. These turn lanes will require partial removal of landscaping from the existing median. Doug stated that he has been working with the association and that a landscape architect has prepared plans for modifications of the median and the changes will be similar to what has already been done on Los Altos. Doug also stated the monument sign on Los Altos Pkwy would be replaced. Construction is scheduled to start April 2008.

A request was made by the Board to have the landscaping portion of the project done prior to turning on the irrigation for the parkway. Doug said he would work closely with the association landscapers.

III. Council Representative (Mike Carrigan)

Mike Carrigan explained that the City has trimmed about 8% off its budget for 2008 based on revenue. Cuts have been made to all departments except public safety. He also explained that some developers in Sparks have shut down or halted their operations and growth has slowed down in the area. He did say that the City has bonds in place to clean-up abandoned sites when the builders pull out. Mike answered various other questions regarding Copper Canyon, roads, and commercial development in the area.

Dave Stefan explained to Mike that the association is appreciative of all the drainage work that was done on Los Altos by the City, but has some serious concerns over skate boarders and other kids playing in the area. Mike said that he was aware of the area and that he had already talked with Chris Cobb about it.

IV. Approval of MINUTES

Motion: Dave Sexton made a motion to approve the October 25, 2007 meeting minutes; Mary LeMay seconded, motion carried unanimously.

V. Financial Report

A. Treasurers Report

1. Financial Report-October, November and December 2007

Mary LeMay gave the financial report as follows:

Total Cash Assets	\$233,010.43
Architectural Deposits	\$ 8,570.57
Reserve Funds	\$110,670.67
Accounts Receivable	\$ 25,801.97
Prepaid Expenses	\$ 13,977.00
Total Assets	\$392,030.64
Total Liabilities	\$152,778.19
Total Capital	\$239,252.45
Liabilities & Capital	\$392,030.64

Motion: Dave Sexton made a motion to approve the unaudited quarterly financial report, Larry Kleinworth seconded, motion carried unanimously.

Stacie explained that the 2007 audit has been scheduled and there will be audited Financial Statements at the April meeting.

VI. Reports

A. Landscape Report - Dave Stefan

Dave explained that grass has been removed from the islands on Vistas Heights and Vista Terrace and replaced with rock and 35 to 45 low growing bushes will be added to these areas. Small islands scattered throughout The Vistas were also rocked as well as the center areas of the islands on Los Altos Parkway where the bushes and trees are. These areas originally had bark in them, but over time the bark has slowly disappeared.

Dave also reported that a bid was received to landscape the wildflower/drainage area. The bid was more than was budgeted and work will be done in phases as finances are available. Work in the wild flower/drainage area will begin in early spring.

VII. Correspondence

A. Owner Requests - Letters to The Board of Directors

The Board reviewed complaints on blocked vision at the intersection of Santa Barbara and Los Altos Pkwy stating that the grass shrubs were too high. The Board decided to have the grass cut down so that visibility will be increased at the intersection, and request that our landscapers move the shrubs in the spring and allow for a 10 foot visual corridor.

B. Correspondence relating to The Vista Ridge Architectural Control Committee was reviewed. Dave Stefan explained that legal council stated this was not an issue for The Vistas Homeowners Association. Barbara Gonzales requested in writing a letter from the Vistas Attorney on his findings. No written correspondence will be written in regards to this issue.

VIII. Managers Report

A. Compliance issues

Stacie gave the 2007 compliance report with violations for 2007 totaling 1,193. 195 or 16% of the violations received second letters inviting them to be heard at an executive session.

23% or 271 of the violations were boat/RV/utility trailer etc.

20% or 239 were visible garbage can

12% or 145 were general lot maintenance

11% or 138 were lawn maintenance/weeds

8% or 90 were fence/gate repairs

7% or 80 were nuisance vehicles/oil stains

6% or 73 were sign violations

4% or 46 were paint letters

9% or 111 were animals, peaceful enjoyment, common area cleanup, Christmas lights, and other miscellaneous violations.

IX. Old Business

A. Review/Discuss repair/removal of barb-wire fence on North Boundary

Motion: Dave Sexton motioned that a fencing committee be formed to explore the barb-wire fence on the North boundary, Larry Kleinworth seconded, motion carried unanimously. The committee is Barbara Gonzales, Ron King and Cheryl Lehnrs. The committee will report back at the next quarterly meeting with their finding to remove or replace the existing barb-wire fence.

X. New Business

A. Review/Approve a Revision to Amended R&R's

Motion: Dave Sexton motioned to approve the Amended Rules and Regulations, Larry Kleinworth seconded, motion carried unanimously.

B. Review/Approve Amended Assessment Collection Policy

Motion: Dave Sexton motioned to approve the Amended Assessment Collection Policy, Larry Kleinworth seconded, Motion carried unanimously.

C. Review/Approve Possible Dates for Annual Garage Sale

April 26, 2008 was approved to be the date for the annual community garage sale. Barbara Gonzales will put together a flyer for the garage sale that will accompany the March newsletter.

NEXT MEETING SCHEDULES- Meetings are normally held the fourth Thursday of every third month. (April 24, 2008, July 24, 2008 and October 23, 2008)

XI. Adjournment

Being no further business, Dave Stefan adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

Stacie Ciesynski

Secretary, Board of Directors

The Homeowners have a right to have a copy of the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of making the distribution. (NRS 116.3108 Section 3 (a))
Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 217 Reno, Nevada 89502