

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 24 2013 – 6:00 P.M.

Board Members Present

James Baldwin - Absent
Margaret Powell
William Wagner
George Cammarota
Larry Kleinworth

Staff Present

Stacie Ciesynski, Community Administrator
Shannon Christie, Compliance Officer
Paula Bowman, Admin. Assistant

I. Call to Order

Margaret Powell called the meeting to order at 6:04 p.m.

Introduction of Board members: Margaret Powell, William Wagner, Larry Kleinworth and George Cammarota were present. Jim Baldwin 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 – Mike Carrigan

Mike Carrigan was present and gave an update on what is happening with The City and its finances. He explained that Truckee Meadow Water Authority is working with Washoe County to combine the two water companies together.

Mike encouraged the association if they want to pursue affluent water for the parkway, to come and discuss the issue with him. Margaret explained that the cost of the infrastructure to bring affluent water to The Vistas may be cost prohibitive. If the cost is substantial, Mike thought that there might be a way for the association to pay for it over several years. Mike said he would be willing to help in any way he can.

Stacie explained that a homeowner had sent in a letter complaining about how hard it is to see the center island on Goodwin when turning from Los Altos left onto Goodwin. Mike said to email him the information and he would have the City Engineer look at it.

Bill asked if there has been any change to the first responder's situation. Mike said no, but they have been looking into it and will be starting discussions.

Barbara asked about consolidation of services. Mike said that the City will look at consolidation if the service stays the same or gets better and the cost is either the same or less. The only exceptions are for fire, police and government. Mike did explain that there are several services that they do together, i.e. jail, TMWA, sewer, etc.

IV. Approval of Minutes

A. Motion: George Cammarota made a motion to approve the September 27, 2012 general meeting minutes as written; William Wagner seconded, motion carried with Larry Kleinworth abstaining since he was not present at the meeting.

B. Motion: George Cammarota made a motion to approve the November 14, 2012 Budget Ratification Minutes; William Wagner seconded, discussion ensued over who was at that meeting and whether or not you could vote for the minutes if you were not in attendance. Minutes were not approved and will be placed on the April meeting agenda for approval.

V. Financial Report

- A. Financial Report – William Wagner presented the draft unaudited financial report for September, October, November and December 2012.

Motion: George Cammarota made a motion to accept the draft unaudited financial report for September, October, November and December 2012; William Wagner seconded, motion carried unanimously. Financial Statements were reviewed in accordance with NRS 116.31083 subject to the year-end audit.

- B. **Motion:** George Cammarota made a motion to approve filing the 1120-H Income Tax Return for the year ending December 2012; Margaret Powell seconded, motion carried unanimously. Stacie reported that the audit will start the first week in February.

VI. Reports

- A. Landscape/Maintenance Report – Margaret explained that estimates have been received for various landscape items to the parkway for 2012. **Motion:** Margaret Powell made a motion to ratify the accepted landscape and maintenance improvements; Larry Kleinworth seconded, motion carried unanimously.

- Barbara Gonzales asked if it included closing access for off road vehicles up on top at Vista Terrace by the access road. Not specifically, but Margaret confirmed that it is an issue that is being discussed with The City of Sparks to try to figure out the best solution given the easement and roadway and trying to figure out what is private property and common area.

VII. Correspondence

Homeowner correspondence was discussed with Councilman Carrigan and he will have an Engineer look into it.

VIII. Compliance Report

Shannon Christie gave an annual report on violations compared to the previous year. The violation procedures were discussed.

IX. Old Business

X. New Business

- A. Stacie explained that the association is now offering online payments through a third party payment system called PayLease. If homeowner's choose to pay their assessments online, PayLease charges a convenience fee for each transaction. Stacie reported that for the year-end December 31, 2012, charges of about \$10,795.00 have been paid online. The majority of transactions were ACH with about 18 credit card transactions. **Motion:** Larry Kleinworth made a motion to ratify the use of PayLease for online debit and credit card transactions; George Cammarota seconded, motion carried unanimously.
- B. George Cammarota gave a review of the association's insurance policy and explained that the association had received an unsolicited bid that was substantially less. **Motion:** George Cammarota made a motion to have a request for proposal for the association's insurance policy be sent out in June for the policy year commencing October 5, 2013; Larry Kleinworth seconded, motion carried unanimously.
- C. Margaret Powell explained that a presentation by Red Rock Financial Services to provide collection services to the association had been made. Margaret felt at this point keeping collections the way they are gives the Board more flexibility in trying to work with property owners. In addition, the amount outstanding in collections is still relatively low.
- D. Margaret presented the information she received from talking to the Deputy Director for Community Development about bringing affluent water to the parkway. In her discussions with the Engineer, the association would not only have to change out the irrigation, sprinkler heads etc., but there would need to be a parallel system that goes up Los Altos that is purple pipe which would have to have its own separate pump stations and backup generators. The association would then have to connect to affluent, which is over at Sparks Blvd. The affluent pipe that goes up Belmar is not of sufficient size for the association to connect to. Margaret doesn't feel that bringing affluent to the parkway is economical at this point. She also pointed out that the association would be bringing affluent to an area not owed by the association, but is City of Sparks right-of-way.

- E. Margaret presented information on a proposal for landscape retrofit design for the area on Los Altos from Vista Blvd. to Santa Barbara Ave, which is an area that uses a lot of water and is one of the oldest. Barbara Hatch with GreenDesign Landscape Architects will provide the association with suggestions and estimates to improve water efficiency in that area. Funding for this proposal is provided by \$10,000 that was set aside for Irrigation Project. **Motion:** Margaret Powell made a motion to approve the project; William Wagner seconded, motion carried unanimously.
- F. Parcel 518-110-01 is currently held by Washoe County due to property taxes not being paid by Vista 1 Development from 1994 to 2007. Back taxes and interest as of December 31, 2012 of \$1,221.46 would need to be paid for this property to be reconveyed to the association. **Motion:** William Wagner made a motion to pay the back taxes and interest through 1/31/13 to have parcel #518-110-01 reconveyed to the association; George Cammarota seconded, motion carried unanimously.
- G. The City of Sparks has applied to Washoe County to acquire Parcel 518-110-11 held by Washoe County for delinquent taxes. A Notice of Intent to Sell on March 18, 2013 was sent to the association. This area is an asphalt fire access road behind homes on Stoneview. The consensus at the meeting was that it was appropriate for the parcel to go to The City of Sparks.
- H. The date for the annual garage sale as well as the possibility of having a 2nd sale in the fall was discussed. **Motion:** Margaret Powell made a motion to hold the annual garage sale on April 27, 2013 and later see if there is an interest in a 2nd garage sale in early October; William Wagner seconded, motion carried unanimously.
- I. Stacie explained that Asphalt Protectors walked the pathway and thought it looked good. They suggested filling the cracks in the fall. Item to be brought before the Board at the September meeting.

XI. Membership Forum

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

- Barbara Gonzales asked if there was any interest in having Christmas Decorations on Los Altos Parkway. She suggested something like metallic garland for the light standards.
- William Wagner asked if the rock walls need sealing. Stacie will contact the contractor.

NEXT MEETING SCHEDULES – Meeting dates: Quarterly Board of Director Meeting's are generally scheduled the fourth Thursday of every third month. April 25, 2013, July 18, 2013, September 26, 2013, and Budget Ratification Meeting is scheduled for 10:00 a.m. on November 13, 2013 at the association office.

Stacie explained that the Architectural Control Committee, after February, will be meeting the 2nd Thursday of every month and Board of Director executive session will be held the 4th Thursday of every month.

XII. Adjournment

Motion: Being no further business Margaret Powell adjourned the meeting at 7:32 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors