

The Vistas Homeowners Association

BOARD OF DIRECTORS MEETING
BUD BEASLEY ELEMENTARY SCHOOL
January 25TH 2007
6:30 p.m.

Board Members

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

Staff Present

Stacie Ciesynski, office manager
Chris Burton, compliance
G' Richmond, CAM

I. Call to Order

The meeting was called to order at 6:30 by President Dave Stefan.
Introduction of new staff member G' Richmond CAM certification and board members, for the record it was stated the meeting would be recorded.

II. Membership Form Eight homeowners were present.

A homeowner inquired about the fencing on Goodwin Rd & Vista Mountain. Stacie informed the members that 3 bids are required by NRS 116 and will be addressed under Committee Reports.

Question was asked about the paving on the Parkway; Dave Stefan explained the city will re-cut the asphalt and complete the slurry in the spring.

Homeowner asked if G' was full-time Dave Stefan indicated G' was hired for part-time approximately 25 hours a week.

III. Council Representative

A. Mike Carrigan, Sparks City Council

Mr. Carrigan attended the meeting and explained that because of the growth in the Sparks the city is looking at changing ward boundaries and The Vistas could possibly be moved to Ward 3. Mike explained that he has been the councilman for The Vistas a long time and would like to keep The Vistas in his Ward 4.

Mike updated the homeowners on all the business planned for the Marina as well as all the restaurants and shops that will be coming to the Los Altos Parkway and the Spanish Springs area.

IV. Approval of October 26th 2006 meeting minutes

Motion: Dave Sexton made a motion to approve the October 26th 2006 meeting minutes
Mary LeMay seconded, motion carried unanimously.

V. Financial Report

A. Treasurers Report

1. financial Report-October, November and December 2006
Mary LeMay gave the financial reports as follows:

| | |
|------------------------|--------------|
| Total Cash Assets | \$216,968.51 |
| Architectural Deposits | \$17,483.46 |
| Reserve Funds | \$92,939.02 |
| Accounts Receivable | \$12,748.47 |
| Total Assets | \$344,672.92 |
| | |
| Total Liabilities | \$131,224.17 |
| Total Capital | \$213,448.79 |
| Liabilities & Capital | \$344,672.96 |

MOTION: Dave Sexton motioned to approve quarterly financial report; Mary LeMay seconded motion carried unanimously.

2. Approve Audit for 2006 and 1120H tax return.

MOTION: Dave Sexton motioned to approve 2006 Audit and 1120H tax return Mary LeMay seconded motion carried unanimously.

VI. Committee Reports

A. National Landscape 3-year contract.

Dave Stefan reported that Mike Harris from National Landscape was already trouble-shooting the Parkway area that needed immediate attention.

B. Landscaping wild flower area on parkway:

Dave Stefan reported that Larry Kleinworth was heading up the process with the new landscaping being tabled to the April meeting.

C. Fencing Repair/Drainage area between Goodwin Road & Vista Mountain:

MOTION: Dave Sexton motioned to have Dave Stefan make final decision on proposals in order not to delay progress when all proposals are received, Mary seconded motion carried unanimously.

VII. Correspondence

Stacie Ciesynski reported on a letter written by a concerned homeowner on the subject of tumble weeds being a problem in The Vistas.

After much discussion the board realizes the problem; however tumble weeds are a natural habitat of Nevada desert and the tumble weeds are a part of our environment. The Vistas Homeowners Association cannot possibly control the tumble weed problem. The homeowners are responsible for the removal of such weeds.

A follow-up letter will be sent to the concerned homeowner.

VIII. Property Report

Chris reported that 90.28% of all compliance request are; Lot maintenance, Nuisances, Garbage and Trailers.

9.70% comprise all the others: Completion of construction, Construction Procedures, Fence Maintenance, Signs, Animals, Peaceful Enjoyment and Landscaping Plans.

IX. Old Business

A. Ratification of Vista Terrace Fencing Resolution

MOTION: Dave Sexton motioned to adopt the Vista Terrace Fencing Resolution Mary LeMay seconded motion carried unanimously.

X. New Business

A. Date change for semi-annual assessments

MOTION: Dave Sexton motioned to change assessment billing cycle for 2007. Assessment dates will than be on a calendar year, billed semi-annually from January 1st through June 30th and July 1st through December 31st. On April 1st, homeowners will be billed \$9 for the increase in assessments for Jan, Feb, and March. They will also be billed \$69 for assessments from April 1, 2007 through June 30, 2007.

Jim Baldwin seconded motion carried unanimously.

B. Discuss changing quarterly meeting dates

Tabled to next quarterly meeting (April 26th 2007)

XI. Adjournment

Being no further business, Dave Stefan adjourned the meeting at 7:20 p.m.

Respectfully submitted

G' Richmond

Secretary, Board of Directors