

# The Vistas Homeowners Association

## MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 26, 2012 - 6:00 P.M.

### Board Members Present

Margaret Powell  
James Baldwin  
William Wagner  
Dave Stefan  
Tim Leighton

### Staff Present

Stacie Ciesynski, Community Administrator  
G' Richmond, CAM  
Chris Burton, Compliance

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## **I Call to Order**

Margaret Powell called the meeting to order at 6:03 p.m.

Introduction of Board members; Margaret Powell introduced Jim Baldwin, Bill Wagner and Tim Leighton.

Dave Stefan joined the meeting at 6:24 p.m. 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.

- Barbara Gonzales asked if stepping stones could be placed by the agenda box attached to the information board at the bottom of Los Altos. It is difficult for her to walk on the fractured rock.
- Gary Meikle asked when the rock behind the homes on Stone View would be finished, since it was not carried to the top of the slope behind the homes in that area. He thought the area behind the homes on Canyon Ridge looked really good and wanted the hillside behind Stone View done the same way. Margaret asked if we could defer discussion until we get to Correspondence since his petition was included in that section of the agenda.
- Terry Riddle explained that he is very concerned over the excessive vehicle speed on Los Altos. His home backs up to Los Altos and the road noise has become unbearable. Mr. Riddle has talked with the Police Department and the City of Sparks and wanted to make the Board aware of this issue and didn't know if there was anything the association could do. It was suggested that Mr. Riddle also contact Jon Erickson with the City of Sparks and Mike Carrigan. Mr. Riddle explained that he has talked with Jon Erickson about installing a solar radar calming device on Los Altos, but was told that there was no money in his budget for that.

## **III Council Representative – Mike Carrigan**

Mike Carrigan did not attend.

## **IV Approval of Minutes**

**Motion:** Tim Leighton made a motion to approve the October 27, 2011(meeting was actually held September 29, 2011 – incorrect date noted on agenda) general meeting minutes, the November 16, 2011 budget ratification minutes, and the November 16, 2011 general meeting minutes as written; Jim Baldwin seconded, motion carried with William Wagner abstaining since he was not present for that meeting.

## **V Financial Report**

- A. Financial Report –William Wagner gave the report for September, October, November, and December 2011 unaudited financial statements.  
Barbara Gonzales asked why the NFSC Weed Abatement amount of \$20,000 has stayed the same. She also asked when it will be used to get rid of the weeds. Stacie explained about the matching grant that

was obtained through the Nevada Fire Safe Council (NFSC) and Margaret commented that the program was mainly focused on cheatgrass and that they have not asked for any matching funds yet. Tim Leighton explained that the NFSC is trying to re-group after being shut down by BLM. The association should hear something from them in the future.

Ron King challenged the Board to look at how the Highland Ranch Homeowners Association handles weed abatement. Tim Leighton explained that total sterilization was not the way to handle defensible space in The Vistas and could cause problems with erosion.

**Motion:** Jim Baldwin made a motion to accept the unaudited financial report for September, October, November, and December 2011; Margaret Powell seconded, motion carried unanimously.

Financial statements were reviewed in accordance with NRS 116.31083 subject to the year-end audit.

Dave Stefan entered the meeting at 6:24 p.m.

- B.** Stacie explained the differences between the 1120-H Income Tax Return and the 1120 Corporate Income Tax Return. Gene Clawson, CPA is currently auditing the 2011 financial records of the association and will complete the tax return as part of his work.

**Motion:** Jim Baldwin made a motion to approve filing the 1120-H Income Tax Return; Margaret Powell seconded, motion carried unanimously.

## **VI Reports**

- A.** Landscape/Maintenance Report – Margaret explained that the contract for landscape services has been awarded to The Groundskeeper. She also reviewed some of the projects that have been completed.

Jody Erickson asked which light poles the association was responsible for. Dave explained the association maintains the light poles at the west entrance of Vista Blvd to Goodwin.

Jacqui Miller asked about defensible space, sagebrush by fences and tree and other clippings in the common area behind the homes in her cul-de-sac. Tim Leighton suggested that when NFSC gets rolling again we should have them do a presentation on defensible space for the homeowners. Dave Stefan explained that the landscape contract includes weed abatement and pre-emergent as well.

Barbara Gonzales asked about the use of goats or sheep to graze in areas to remove cheatgrass. Tim Leighton explained that they don't do much of that anymore since everything is so regulated now.

## **VII Correspondence**

- A.** Discussion resumed on the petition that was received requesting additional rock be placed to the fence line for those homeowners that live on the south side of the 2100 block of Stone View Drive. Gary Meikle asked if this request could be placed on the top of the list when funds become available.

## **VIII Compliance Report**

- A.** Chris reported that there were 342 compliance issues from October through December. Ron King asked if he knew how many of the violations were complaint driven and how many were seen by Chris as he drives through The Vistas. Chris didn't know since that information is not included in his log. He thought most of the violations were noticed on his drive through.

## **IX Old Business**

### **X New Business**

- A.** The Board and those present agreed that the annual garage sale should be held April 28, 2012.
- B. Motion:** Dave Stefan made a motion to amend the records retention schedule to mirror NRS 116.31175(7); William Wagner seconded, motion carried unanimously.
- C.** Dave Stefan reviewed the two proposals received from Asphalt Protectors for work to be done to the pathway on Los Altos. Tim Leighton asked if the association gets a substantial price break if we have the optional work done. Stacie explained that we do, so Tim thought it was beneficial for the association to have the work done now and not wait.

**Motion:** Jim Baldwin made a motion to accept both proposals from Asphalt Protectors with the optional recommended work to be paid out of the Reserve account; William Wagner seconded, motion carried unanimously.

## **XI Membership Forum**

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

- Ron King, 2174 Canyon Point Court addressed the Board regarding the letter he received from the association.
- Ron Breaux asked that when the Police Department is contacted about vehicles speeding on Los Altos Parkway that we let them know about the problems with empty alcohol bottles and graffiti on the parkway.
- Barbara Gonzales commented that with the City of Sparks budget being down and the speed sign we discussed earlier costing \$9,000, it would benefit everyone if the association had the money to purchase the speed sign and donate it back to The City to be maintained.

**NEXT MEETING SCHEDULES** - Meeting dates: Quarterly Board of Directors Meetings scheduled for April 26, 2012, July 26, 2012, September 27, 2012 and Budget Ratification Meeting November 14, 2012.

## **XII Adjournment**

**Motion:** Being no further business Margaret Powell adjourned the meeting at 7:35 p.m.

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors