

## The Vistas Homeowners Association

### MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

January 27, 2011 - 6:00 P.M.

#### Board Members Present

Margaret Powell  
David Gurr – Absent  
William Wagner  
Dave Stefan  
Tim Leighton

#### Staff Present

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

---

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

Margaret Powell called the meeting to order at 6:02 p.m.  
Introduction of Board members; David Gurr was absent. Four Board members were present so a quorum was established. It was stated for the record the meeting is being recorded.

#### **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 discussed the budget issues facing the City of Sparks and surrounding areas. He reminded the homeowners that the legislature starts their new session in February and two important issues for them to watch will be balancing the budget and redistricting the entire state.

He explained that he had recently been contacted by a homeowner regarding the road work that had been done on the lower end of Los Altos (Desert Highland side) and explained that the contractor would be out to grind the patched areas down before slurry seal is applied.

Mike addressed several questions asked by the homeowners.

#### **IV Approval of MINUTES**

**Motion:** Tim Leighton made a motion to approve the October 28, 2010 general meeting minutes; William Wagner seconded, motion carried unanimously.

**Motion:** William Wagner made a motion to approve the November 18, 2010 Budget Ratification meeting minutes; Margaret Powell seconded, motion carried unanimously.

#### **V Financial Report**

- A.** Financial Report –October, November, and December 2010 unaudited financial statements.  
Mary LeMay hadn't arrived yet so Stacie Ciesynski gave the unaudited financial report.  
**Motion:** William Wagner made a motion to approve the unaudited financial report for October, November, and December 2010; Tim Leighton seconded, motion carried unanimously.  
Financial statements were reviewed in accordance with NRS 116.31083 subject to the yearend audit.
- B.** Stacie explained the differences in tax return filing between the 1120 and 1120-H.

**Motion:** Dave Stefan made a motion to approve filing the 1120-H tax return for 2010; Tim Leighton seconded, motion carried unanimously.

- C. Currently the association uses Nevada State Bank for their daily operating needs. The Board asked Stacie to look into other possible checking account options with the banks the association currently uses to see if interest can be earned on money held in a checking account. No action was taken for further review.

## VI Reports

- A. Landscape/Maintenance Report – National Landscape has 2 guys on the parkway two days a week during the winter months.

## VII Correspondence

- A. A homeowner asked that the Board consider adding more rock to the small islands on Santa Barbara Ave on the north side of Los Altos Parkway. Margaret asked that this area be added to the list to take a look at during the spring walk through.

## VIII Compliance Report

- A. Chris reported that for the 4<sup>th</sup> quarter of 2010 there were 347 compliance issues. There were 77 compliance notifications and 9 hearing notices sent. Of the 9 hearing notices, 7 were corrected and 2 went to hearings with fines levied.

## IX Old Business

- A. Drainage swale maintenance is still moving forward. Dave Stefan has contacted Andy with the City of Sparks to clarify a few questions before the project goes to bid.
- B. **Motion:** Dave Stefan made a motion to approve Ryder Homes' request to place LaTierra vinyl decals over the existing Mountain Ridge sign on two existing pole locations on Los Altos Parkway; color and font to match existing signs. If the association receives a complaint, Ryder Homes will restore the Mountain Ridge sign and add a separate LaTierra sign; William Wagner seconded, motion carried unanimously.
- C. Margaret Powell gave an update about meetings and conversations she has had with the City of Sparks and RTC regarding the sound wall. Because the sound wall is not mandated by RTC, Margaret felt that there needed to be clarification over when a sound wall is appropriate in The Vistas.  
**Motion:** Margaret Powell made a motion for staff to draft a resolution to be approved at the next quarterly meeting amending the fence section of the Rules and Regulations to allow sound walls under the following criteria: Only for those homes that back up to Vista Blvd. which has recently been widened and NDOT has identified as a principle arterial. The sound wall must be designed as identified in the RTC Project #522007 and that the wall be continuous along a grouping of homes. A grouping of homes is contiguous lots sharing side lot lines and the groups can be defined or limited by right of way or homeowner association common area. Staff allowed to seek expert direction so all appropriate steps are taken to prepare resolution for the next meeting; Dave Stefan seconded, motion carried unanimously.

Margaret opened up discussion for location and maintenance of the sound wall. A homeowner felt it important that the Rules and Regulations for the association contain some language that maintenance of sound walls will be the responsibility of the homeowners.

**Motion:** Margaret Powell made a motion that section 2 of the Rules and Regulations, Maintenance of Lots, needs to contain language that requires each homeowner with the sound wall as their back fence be responsible for maintenance of their portion of the wall. A new document can be prepared or language can be added to the proposed resolution for the next quarterly meeting that includes maintenance for sound walls; Dave Stefan seconded, motion carried unanimously.

**Motion:** Dave Stefan made a motion that The Vistas Homeowners Association has agreed to allow the homeowners to participate in the RTC sound wall, with homes in sound barrier #2 constructed with the center line of the wall being placed on the property line. This motion to be approved by legal council before it takes effect; William Wagner seconded, motion carried unanimously.

## X New Business

- A. **Motion:** Margaret Powell made a motion to hold the 4<sup>th</sup> annual garage sale Saturday, April 30, 2011; Dave Stefan seconded, motion carried unanimously.
- B. Dave Stefan explained the process for the annual maintenance of the asphalt walkway on Los Altos Parkway. Dave proposed looking at areas of the pathway that are cupping, cracking and may need an overlay. Dave will walk the pathway with the contractor to identify areas in need of maintenance. **Motion:** Margaret Powell made a motion to approve needed maintenance and repairs to the asphalt pathway not to exceed the 2011 budgeted amount for walkway maintenance; Dave Stefan seconded, motion carried unanimously.
- C. For clarification purposes an amendment to the Rules and Regulations, Walls, Trims, Doors and Window Coverings was proposed which would include garage door window coverings. **Motion:** Dave Stefan made a motion to approve the Amendment to the Rules and regulations, Section 14, Walls, Trims, Doors and Window Coverings as corrected with frosted to be included with clear or translucent and tinted to be moved with the opaque and colored, which require approval by the association. The third whereas in the resolution needs to include the date January 2002; Bill Wagner seconded, motion carried unanimously.

## XI Membership Forum

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

- A homeowner asked if the association is responsible for maintaining the property in the lot behind their home. Margaret explained to the homeowners, as she did the previous meeting, that you do more damage by cutting down the white top now. The homeowner disagreed, he wanted it cut down and the area sprayed. Margaret and Dave told him it would be taken care of properly.
- Another homeowner explained her concerns over the animal control ordinance that allows them to deny variance of permit for the number of animals based on the association CC&R's. Generally the associations' CC&R's are not enforced by another entity and she felt the change in ordinance would allow an outside agency into homeowner association affairs. She feels strongly that approval or denial of a permit should be based solely on the county regulations and not on the association's.

**NEXT MEETING SCHEDULES** - Meetings are normally held the fourth Thursday of every third month. (April 28, 2011, July 28, 2011, September 29, 2011 and Budget ratification meeting November 16, 2011 in the association office.)

## XII Adjournment

**Motion:** Being no further business Tim Leighton made a motion to adjourn the meeting; Margaret Powell seconded, motion carried unanimously.

Respectfully Submitted,

---

Stacie Ciesynski

---

Secretary, Board of Directors