

**The Vistas Homeowners Association**

**MEETING MINUTES**

BUD BEASLEY ELEMENTARY SCHOOL

October 22, 2009 - 6:30 P.M.

**Board Members Present**

Jim Baldwin  
William Wagner  
Margaret Powell - Absent  
Dave Sexton  
David Gurr – entered meeting 8:00 p.m.

**Staff Present**

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

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**I Call to Order**

Jim Baldwin called the meeting to order at 6:30 p.m.

Introduction of Board members and staff; Margaret Powell was absent and David Gurr would be late. It was stated for the record the meeting is being recorded.

**II Membership Forum**

**III Council Representative – Mike Carrigan**

Mike Carrigan gave an update on the City Budget and other issues affecting the area. He explained that property taxes will go down about 15% across the board, which is good for homeowners but means less income for the City. All departments within the City will be asked to take a 10% cut in the next fiscal year and they are looking at offering early retirement incentives to help offset costs in the long term.

A question was asked on whether or not a decision had been made on building a sound wall along Vista Blvd from Los Altos to the Catholic Church. Mike explained that upon further review, sound walls are not allowed in The Vistas and therefore the wall will not be built. He explained that the lane widening on Vista should be complete by April 2010.

**IV Approval of MINUTES**

**Motion:** William Wagner made a motion to approve the July 23, 2009 general meeting minutes; Dave Sexton seconded, motion carried unanimously.

**V Financial Report**

**A. Treasurer's Report**

1. Financial Report – July, August and September 2009

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$274,466.13
Architectural Deposits	\$ 6,449.78
Reserve Funds	\$156,748.52
Other Assets	\$ 23,612.19
Total Assets	\$461,276.62
Total Liabilities	\$108,232.59
Total Capital	\$353,044.03
Liabilities & Capital	\$461,276.62

**Motion:** Dave Sexton made a motion to approve the unaudited 2009 third quarter financial report; William Wagner seconded, motion carried unanimously.  
Financial statements were reviewed in accordance with NRS 116.31083 subject to the year end audit.

## **VI Reports**

- A. Landscape Report – Jim Baldwin explained that the Board is moving forward with improvements to the parkway. National Landscape is in the process of shutting down the irrigation for the winter.
- B. Maintenance Committee – Bill Wagner reported on the maintenance committee’s activities. He explained that 3 additional garbage cans have been installed on Los Altos. The repairs to the rock walls are currently underway and the photocells to the street lights have been checked and adjusted so that the lights on the parkway go on and off properly. Currently a member of the committee is looking at painting the base of the central collection mail boxes in The Vistas.

## **VII Correspondence**

## **VIII Compliance Report**

- A. Chris reported that for the third quarter of 2009 there were 601 contacts made with homeowners regarding compliance. Of the 601 violations, 92 were for garbage cans, 192 for lawns/weeds and 226 for trailers, RV’s etc. which are about 84% of all the compliance issues.

## **IX Old Business**

- A. **Motion:** Dave Sexton made a motion to defer the issue of bonding at this time since we have employee dishonesty coverage as part of the liability policy; William Wagner seconded, motion carried unanimously.

## **X New Business**

- A. Sealed bids from Artistic and Silver State Fencing were opened and the bids reviewed.  
**Motion:** Dave Sexton made a motion to allow Jim Baldwin to make the final determination on fencing bids, so that further clarification on specific items can be obtained, with a not to exceed amount of \$7,500.00; William Wagner seconded, motion carried unanimously.
- B. Sealed bids from Quality 1, Merritt Landscape and National Landscape were opened and bids reviewed. Stacie was asked to follow-up with legal council to see if there are other sources of funding that can be used for this project.  
**Motion:** Dave Sexton made a motion to allow Jim Baldwin to make the final determination on the 3 landscaping bids so that further clarification on specific items can be obtained, with a not to exceed amount of \$40,000.00; William Wagner seconded, motion carried unanimously.
- C. The association has received a Grant of Easement for Drainage and Road Maintenance with the City of Sparks for the concrete drainage area the City built in the common area on the North side of Los Altos Parkway between Canyon Run and Spring Vista. The document was reviewed by legal council and it was requested that changes be made by the City so that the document clearly states that the City will maintain the storm drain and maintenance road and will indemnify the association for any damages. The City is in the process of working on the requested changes.  
**Motion:** Dave Sexton made a motion to accept the Grant of Easement for Drainage and Road Maintenance contingent upon the City of Sparks clearly stating they will maintain the storm drain and maintenance road and will indemnify the association for any damages. Final approval of the documents to be given by the association legal council; William Wagner seconded, motion carried unanimously.
- D. Stacie reported that Clearstar Credit Union had been purchased by United Federal Credit Union. The association has a portion of its reserve money with Clearstar. United Federal has over 1 billion in assets and a 5-star rating and the merger will provide more opportunities for Clearstar members.

- E. The 2010 General Fund Budget and Reserve Budget were reviewed. The assessments for 2010 will stay the same unless some unforeseen event occurs. The Reserve study was updated and \$27,243.00 will be added to the reserve fund in 2010.

**Motion:** Dave Sexton made a motion to adopt the proposed 2010 General Fund Budget and the 2010 Reserve Budget; William Wagner seconded, motion carried unanimously.

## **XI Membership Forum**

- A homeowner commented on the tall white top that is growing at the lower end of the concrete drainage area in the rock and explained how invasive the plant is. National Landscape will be notified of the area and asked to take care of it.
- A homeowner asked if the plants in the center island on Los Altos by Spring Vista could be trimmed for better visibility in that area.
- A question was asked about supplying doggy bags for the parkway. It was explained that we looked into this and found that they generally are problematic and aren't used for what they are intended for.

**NEXT MEETING SCHEDULES** - Meetings are normally held the fourth Thursday of every third month. (January 28, 2010, April 22, 2010, July 22, 2010, October 28, 2010)

## **XII Adjournment**

**Motion:** Jim Baldwin motioned there being no further business the meeting was adjourned at 8:30 p.m.; Dave Sexton seconded, motion carried unanimously.

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors

The unit owners have a right to have a copy of the audio recording, the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of providing the copy to the unit's owner. (NRS 116.3108 Section 3)  
Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 124, Reno, Nevada 89502