

The Vistas Homeowners Association

QUARTERLY MEETING

BUD BEASLEY ELEMENTARY SCHOOL

October 25, 2007

6:30 P.M.

Board Members Present

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

Staff Present

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

I. Call to Order

Dave Stefan, President called the meeting to order at 6:30 p.m.

Introduction of Board Members and staff, for the record it was stated the meeting would be recorded.

II. Membership Forum

Eleven (11) homeowners were present

- A homeowner questioned whether landscaping issues might get done faster if there was a committee versus just a Board member handling the issues. She suggested someone from every village to be a part of the committee. The Board explained that in the past the association has tried to form committees, but are unable to get volunteers as evidenced by the small turn out at the quarterly meetings. The Board asked staff to include in the next newsletter a section asking for committee volunteers.
- A homeowner suggested to the Board that walk on bark stays better on sloped areas on the parkway.

III. Council Representative

Mike Carrigan was not present at the meeting.

IV. Approval of MINUTES

Motion: Dave Sexton made a motion to approve the July 26, 2007 meeting minutes, Jim Baldwin seconded, motion carried unanimously.

V. Financial Report

A. Treasurers Report

1. Financial Report-July, August and September 2007

Mary LeMay gave the financial report as follows:

Total Cash Assets	\$292,841.92
Architectural Deposits	\$ 12,468.05
Reserve Funds	\$ 95,989.85
Accounts Receivable	\$ 41,253.16
Total Assets	\$442,552.98
Total Liabilities	\$113,971.76
Total Capital	\$328,581.22
Liabilities & Capital	\$442,552.98

Motion: Dave Sexton made a motion to approve the unaudited quarterly financial report, Jim Baldwin seconded, motion carried unanimously.

VI. President Report

- ##### **A. Landscape Report-Dave Stefan** - Dave Stefan reported that they had a meeting with National Landscape earlier in the week to go over some final bills and reaffirm the additional trees on Vista Terrace as well as the planting of primrose on Southview. He explained that staff has received substantially less complaints regarding water on the street, but has received concerns over

parkway watering, especially on the path, during times when people walk. Dave explained that it is extremely difficult to accommodate everyone since a lot of people walk on the parkway at different times throughout the day. He did say that National Landscape will look at watering times in the Spring to see what can possibly be done. A homeowner asked if the Board had given any consideration to have the small areas of sod removed, for example the islands on Vista Terrace. Dave explained that they had and that these areas are currently being bid. Stacie explained the areas that are being considered. Another homeowner asked what is being done with the really old bushes on the parkway that can't be trimmed nicely anymore and suggested the Board consider a schedule to replace these old bushes. Dave explained that this was considered in the Reserve study.

VII. Correspondence

- A. Owner Requests - Stacie gave a report on a letter received from a homeowner stating concerns over neglected lawns in her neighborhood. Mary LeMay assured the homeowners that the lawns in question are being handled through the normal procedure per the governing documents and NRS 116. Dave Sexton asked that a letter be sent to the homeowner telling her that the Association is aware of the lawn maintenance issues in this area and that action has been taken. Dave Sexton suggested we encourage the homeowner to submit specific complaints so that we can make sure the issues are being addressed.

VIII. Managers Report

- A. Compliance issues - Chris reported 990 first letters were sent out from January 2007 through September 2007. There were 160 second notices for hearings sent with 58 complying with the violation, leaving 102 homeowners still in violation. Out of the 102 violations, 15 appeared before the Board at their executive meeting. Chris reported the breakdown on violations with, lawns, garbage cans and trailers, RV's boats etc. being the largest number of violations. G' mentioned that lawn courtesy letters would go out a lot earlier next spring and our guide will be when the Parkway turns green then, lawns should be turning green as well.

IX. Old Business

- A. Review/Approve resolution defining inoperable vehicles
Motion: Dave Sexton motioned to approve the resolution defining inoperable vehicles with the change in the first paragraph to include (visible on any lot or parcel and omit second paragraph.) Mary LeMay seconded, motion carried unanimously.
- B. Review/Discuss drainage Issues - Dave Stefan reported that National Landscape has been doing a wonderful job both within their contract and outside their contract. He explained that recently the eyebrow ditch behind Canyon Ridge has been re-established as well as cleaned and restored drainage areas behind homes on Goodwin and Santa Barbara. Dave stated that as funds become available we would be more proactive in the drainage issues. Stacie Ciesynski reported that the City of Sparks will be going to bid to fix the drainage issues behind Canyon Crest in early spring.

X. New Business

- A. Review/Approve 2008 Operating & Reserve Budget Ratification
Motion: Dave Sexton motioned to approve the Operating & Reserve Budget for 2008, Jim Baldwin seconded, motion carried unanimously.

Homeowner expressed concern over the needed repair to the barb wire fence on the North boundary of The Vistas and that this item should be in the reserve study. She stated that it should either be repaired or removed for liability reasons. Dave Stefan thought that if the Board decided to repair the fence that this would be a regular maintenance item and be paid from the operating budget. The Board wanted to look at the area first before making a decision and asked that it be placed on the next quarterly agenda.

- B. Review/Approve October 2007 to October 2008 Liability Insurance Policy
Motion: Dave Sexton motioned to approve the October 2007 to October 2008 Liability Insurance Policy, Jim Baldwin seconded, Motion carried unanimously.
- B. Review/Award Contract for bark replacement on parkway
The Bark replacement from Digestive Health System to Orinda on Los Altos Parkway and Santa Barbara area was sent out to bid with only one response.

Motion: Dave Sexton motioned to approve the bid for bark replacement from National Landscape, Jim Baldwin seconded, motion carried unanimously.

NEXT MEETING SCHEDULE- Meetings are normally held the fourth Thursday of every third month. (January 24, 2008, April 24, 2008, July 24, 2008 and October 23, 2008)

XI. Adjournment

Being no further business, Mary LeMay adjourned the meeting at 7:45 p.m.

Respectfully Submitted,

Secretary, Board of Directors

The Homeowners have a right to have a copy of the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of making the distribution. (NRS 116.3108 Section 3 (a))
Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 217 Reno, Nevada 89502