

The Vistas Homeowners Association  
Board of Directors Meeting Minutes  
October 28, 2004  
Bud Beasley Elementary School

Board Members Present: Dave Sexton, Mary LeMay, Barbara Gonzales and  
Tonda Adams

Board Members Absent: Robert Hemsath

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**Call Meeting to Order**

Dave Sexton called the meeting to order at 6:32 p.m.

**Membership Forum**

- ❖ A homeowner asked if the Board had given any thought to reducing a portion of the lawn along the parkway over time, with watering and maintenance of the parkway being such a large portion of our 2005 budget. Dave Sexton said this topic is one the Board is always addressing since water seems to be increasing each year. The Board will be working on a plan for the parkway that they hopefully can implement soon.
- ❖ A homeowner on Stone View asked if Miramonte, the new proposed subdivision, was going to be a part of The Vistas. Dave explained that Miramonte is not part of the association. He encouraged all the residents in the area to attend all the meetings involved with this subdivision. Dave explained that as an association we have some concerns, like the increased traffic on our roads that need to be addressed. He said he will try to meet with individuals connected with this development and that the association will be forming a committee to address these issues. A homeowner who has served on other committees encouraged everyone to get involved and stay involved. When individuals quit attending meetings the council feels that there is now no opposition and generally approves the development.
- ❖ Another homeowner was concerned with the water that is running down the parkway. Dave explained the difficulties of keeping the water where it needs to go and that the original design of the parkway, unfortunately, allows water to run down the streets. We have taken measures to reduce runoff and will continue to do so.

**Approval of previous Meeting minutes**

The Board approved the meeting minutes dated July 22, 2004 as written.

Motion: Mary LeMay made a motion to approve the meeting minutes as written, Barbara Gonzales seconded. Motion was unanimously approved.

**Financial Report**

1. Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

Total Cash Assets	\$261,511.39
Architectural Deposits	\$ 22,756.38
Reserve Funds	\$ 63,152.20
Total Assets	\$347,419.97
Total Liabilities	\$ 40,440.77
Total Capital	\$306,979.20
Total Liabilities & Capital	\$347,419.97

Dave Sexton explained that each unit was given a credit of \$120.00 towards their October 1<sup>st</sup> assessment. He also explained that there is a possibility of an increase in homeowner dues in the future.

A homeowner wanted to know why should she have to pay more when she keeps the common area behind her home clean. Dave explained that not everyone keeps this area clean and we can't force homeowners to clean common area.

Another homeowner felt that if the Board approved an increase in assessments, they should very clearly define what the increase is for. She also cautioned the Board that they cannot increase assessments for capital improvements and that any increase had to be for regular association maintenance. Dave Sexton agreed that the Board would not raise assessments without a very specific reason for doing so.

Motion: Barbara Gonzales made a motion to approve the Financial Report as read, Tonda Adams seconded. Motion was unanimously approved.

### **Correspondence**

Stacie explained that she has received correspondence from homeowners asking questions related to the landscaping of the parkway. 2004 has been an extremely difficult year for Mike with Ivy League Landscaping. Stacie outlined some of the issues he has dealt with this year:

- The new pump station that was installed at the bottom of the parkway has increased water pressure, which has caused lines to break along the parkway. Water had to be turned off until the breaks were fixed and the second time the pipe broke a new back flow and pressure regulator was installed.
- The City of Sparks repaired the street on Santa Barbara. Mike had to shut down the water in that area while they did repairs. Water was off for some time and there were areas on the parkway that were brown for a while.
- Mike again had to shut water down for the slurry coat that was put on the asphalt path and again while the Goodwin path extension was being worked on. Shutting down the water during the hot months has an effect on the overall appearance of the parkway
- The trees and shrubs on Vista Terrace experienced a clock malfunction that did not allow enough water to that area. The clock was fixed and water restored but the trees were stressed.
- Another leak at the corner of Vista Heights and Vista Terrace required the water to be turned off while the leak was repaired.
- Another back flow and pressure regulator had to be replaced on Orinda. Again water had to be turned off while the repair took place.

- In addition, the parkway experienced numerous acts of vandalism. Mike repairs the sprinklers that are broken, he has screwed shut the valve boxes on the parkway due to valves being destroyed and various other repairs that occur due to vandalism.

Mike has shut down the water for the winter and two weeks ago applied winter fertilizer. He and his crew will continue to mow and trim as needed to keep the appearance of the parkway up. He will also be looking into ways to replace bark along the steep slopes of the parkway.

### **Property Report**

Denise Purdy reported that 366 violations were noticed from July 1, 2004 to September 30, 2004. 37% were for lawn/yard violations, 16% garbage containers being left out, 27% for utility trailers, RV's, boats etc. out, 6% lot maintenance issues, 8% unapproved signs, 5% unlicensed or unsightly vehicles, and 1% miscellaneous violations. A homeowner asked if we have looked at the trends in violations. Stacie explained that we now have 1 years worth of data and can begin to look at the trends in violations. NRS116 mandated as of October 1, 2003 that a schedule be kept with violation information.

There was agreement by those in attendance that our Association looks good and appreciation for their hard work was given to the Board members and staff.

A question was asked about the Reno Gazette newspaper boxes on the parkway. The homeowner wanted to know when these boxes were approved and do we get any income from them. Mike Carrigan explained that this was a first amendment issue and nothing can be done about them.

### **Old Business**

- A. Weed Abatement – Dave Sexton explained that initially we thought the association might be responsible for a substantial weed abatement cleanup of The Vistas. It appears that this may not be the case. The association may only be responsible for cleanup 30 feet from the structure (i.e. home). Dave asked that as a property owner, if you have a concern, please contact the association office and we will follow-up on it. He also commented on the fact that we will most likely not have to do a special assessment for weed abatement as indicated on the billing statement.

A question was asked if we have asked other Homeowner Associations what they do for weed abatement. Dave explained we had not.

### **New Business**

- A. A motion was made by Barbara Gonzales to approve the 2005 budget as drafted. Mary LeMay seconded. Motion was unanimously approved.
- B. Committee Formations:
  - Weed Abatement: Ron King and Sharon Taylor volunteered to be on the committee.
  - Miramonte Committee: Barbara Gonzales will chair the committee; Ron King, Ardina Perry, and Dennis Dougherty volunteered to be a part of the committee.

Mike Carrigan asked to comment on Miramonte before he had to leave. He said that there is some homeowners that have organized that live up on the hill and we might want to get in touch with them. Mike explained that it's the City Councils job to take everything into account before making a decision on a Development. He said that the President of the Association has the right to come forward and speak to the City Council as a representative of 1471 homeowners and we will be allotted two additional minutes to speak. Mike said he can be reached at 626-6509 or by email through the City of Sparks website with any concerns anyone might have.

Mike also mentioned that they have approved 3 extra code enforcement officers so there will be one officer per ward.

Dave continued with the committee formations:

- Community Garage Sale:
- Social Events Committee: Jennifer Agnew volunteered.

Stacie commented that each committee will have written guidelines and responsibilities. Each committee will be required to present any recommendations to the Board for approval before being implemented.

Dave asked that if anyone knows of others that are not present who would like to be part of one of the committees to please have them contact the association office. He also instructed staff to advertise for committee volunteers in the next newsletter and on the website.

- C. No Trespassing signs – Dave told the homeowners that they had discussed putting up No Trespassing signs in the common area, which is private property, to protect the association against someone being hurt in those areas. Barbara added that she had attended an Ombudsmen seminar and they strongly suggested that we immediately put up the signs to limit the liability for the association.
- D. Reserve Account – Reserve Study – Dave told the homeowners that the Board is going to look at what we can do legally as far as building up the Reserve account. Stacie explained that NRS 116 requires that a reserve study be conducted every 3 to 5 years. We need to therefore, in 2005, conduct a reserve study to be in compliance with NRS 116.

### **Next Meeting Schedule**

The next meeting is scheduled for January 27, 2005 at 6:30 at Bud Beasley Elementary School. Meetings are normally held the fourth Thursday of every third month. The meetings for 2005 have been set for January 27, 2005, April 28, 2005, July 28, 2004 and October 27, 2005. Please mark your calendars to attend.

Being no further business, at 7:50 p.m. Dave Sexton asked for a motion to adjourn the meeting, Barbara made a motion to adjourn, Mary seconded, meeting was adjourned.

Respectfully submitted,

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Stacie Ciesynski

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Secretary, Board of Directors