

**The Vistas Homeowners Association**

**MEETING MINUTES**

BUD BEASLEY ELEMENTARY SCHOOL  
October 28, 2010 - 6:30 P.M.

**Board Members Present**

Margaret Powell  
David Gurr – Absent  
William Wagner  
Dave Stefan - Absent  
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 6:32 p.m.  
Introduction of Board members; Dave Stefan and David Gurr were absent. 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 department reorganization that has occurred within the City. He explained that the Public Works department has been rolled into Community Development. He said the City is preparing for additional budget cuts of a minimum of \$2.8 million.

Mike explained that property tax is a major portion of the City's tax base along with sales tax. Since these taxes have been declining, the city is trying to bring new businesses into Sparks that will generate additional revenue.

Mike responded to a question by a homeowner regarding the proposal on the election ballot to increase the sales tax in Sparks by a quarter percent. He explained the money would be used to hire 25 additional police officers. If the ballot question passes, a bill draft is ready to be introduced to the Legislature. Mike was unsure how a proposal like this would be received at the Legislature since it is new and has never been done before.

**IV Approval of MINUTES**

**Motion:** William Wagner made a motion to approve the July 22, 2010 general meeting minutes; Tim Leighton seconded, motion carried unanimously.

**V Financial Report**

**A. Treasurer's Report**

1. Financial Report –July, August, and September 2010 unaudited financial statements.  
Mary LeMay gave the unaudited financial report as follows:

|                        |              |
|------------------------|--------------|
| Total Cash Assets      | \$318,780.46 |
| Architectural Deposits | \$ 1,769.67  |

|                       |              |
|-----------------------|--------------|
| Reserve Funds         | \$180,110.69 |
| Other Assets          | \$ 18,995.79 |
| Total Assets          | \$519,656.61 |
| <br>                  |              |
| Total Liabilities     | \$104,715.50 |
| Total Capital         | \$414,941.11 |
| Liabilities & Capital | \$519,656.61 |

**Motion:** William Wagner made a motion to approve the unaudited financial report for July, August, and September 2010; Tim Leighton 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 – Stacie reported that the parkway is beautiful with the trees changing and all the fall colors.
- B. Maintenance Committee – A question was asked from a homeowner about the status of painting the base of the consolidated mail boxes (gang boxes). She also asked about getting some of the bases tightened since they are loose. Stacie explained that they had asked for volunteers to paint the bases in one of the newsletters and had not had any response. Margaret explained that at previous meetings they only talked about repainting and now given that some of the boxes are loose, the association will also look into getting the bases tightened.

## VII Correspondence

Margaret responded to an email that was sent about weeds growing in the lot on Palo Alto. Margaret explained that white top is growing in this area and it is a noxious weed. If the white top is cut now the seed heads would spread and create a worse problem. She explained that we will be working with National to put together a plan in the spring to start to combat the problem of white top in The Vistas. White top removal will also be added to the landscape proposal which is scheduled to be bid next year. A homeowner expressed her concern and asked that the association take into consideration environmental concerns when trying to get rid of white top.

## VIII Compliance Report

- A. Chris reported that for the 3<sup>rd</sup> quarter of 2010 there were 802 compliance issues with more letters being sent out this year as compared to last year. The percentage of letters sent for lawns, weeds and RV's etc, for 2010 was very similar as compared to last year at this time.

## IX Old Business

- A. Margaret explained that the Regional Transportation Commission (RTC) has proposed a sound wall be built behind homes that back up to Vista Blvd as part of the road widening project in that area. A portion of the homes abut City of Sparks property and 10 homes abut association open space. The agenda item for the meeting centered on the 10 homes that abut association open space to discuss location and maintenance of the proposed wall. At a previous meeting coordinated by the homeowners, Margaret was asked if the sound wall is placed in open space, instead of the association being responsible for maintenance and repair, can an easement be granted to each homeowner so they could assume all repairs and maintenance for the wall. Margaret had a discussion with the association attorney, Gregg Barnard, and he put together a memo that was sent to all 10 homeowners outlining certain criteria that would need to be included in the easement if one was granted.

Several opinions were shared and a lot of time was spent discussing various options for placement, maintenance and repairs of the wall. Margaret summarized what she was hearing from those present, especially those 10 homeowners impacted by the sound wall. Their first choice, if it's even possible, was to have the sound wall placed directly along Vista Blvd. with The City of Sparks being responsible for the wall. One of the homeowners wanted to talk with Garth Oskol with RTC since she had some

reservations about this option. The second choice would be having the sound wall placed on association open space and the association would be responsible for the wall with the cost of the reserve study requirements being shared by all homeowners in the association. The third option is to place the sound wall on association open space with an easement given to each homeowner who would be responsible for the repair and maintenance of the wall. Margaret volunteered to speak with The City to see if the first option is even possible.

- B. At the last meeting the Board approved workers compensation insurance coverage for 2011 through Sequoia Indemnity Corp., but Wells Fargo Insurance no longer has access to this coverage. Two new bids were received for the Board's review.  
**Motion:** Tim Leighton made a motion to accept the quote from Star Insurance Company for workers compensation coverage for 2011; Margaret Powell seconded, motion carried unanimously.
- C. The Vistas chapter of the Nevada Fire Safe Council is set to start work on fuels reduction in The Vistas this fall. The plan is to cut the existing cheat grass, spraying a selective herbicide to kill cheat grass and re-seeding with little native vegetation re-growth. The project will start in the open space on the south side of Los Altos Parkway.

## X New Business

- A. **Motion:** Margaret Powell made a motion to accept the proposed 2011 operating and reserve budget as drafted; William Wagner seconded, motion carried unanimously.
- B. Drainage work in The Vistas with help from The City of Sparks was discussed. Areas that need work were outlined and prioritized. **Motion:** Margaret Powell made a motion to solicit competitive bids, following all state and other applicable laws, to perform the required drainage work based on the priorities established by The City of Sparks. Money is to be used from the drainage/weed abatement budget category and reallocation of all unused portions of the walkway maintenance and utility budgeted expense category; Tim Leighton seconded, motion carried unanimously.
- C. **Motion:** Margaret Powell made a motion to file an insurance claim for replacement of the light pole that was damaged on Los Altos Parkway; Bill Wagner seconded, motion carried unanimously.

Margaret adjourned the meeting at 8:36 p.m. since Tim Leighton had to leave and there was no longer a quorum present. (No action was taken on the last item on the agenda and it will be included on January's agenda.)

**NEXT MEETING SCHEDULES** - Meetings are normally held the fourth Thursday of every third month. (Budget ratification meeting November 18, 2010 at 10:00 a.m. at the association office)

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors