

**The Vistas Homeowners Association**

**MEETING MINUTES**

BUD BEASLEY ELEMENTARY SCHOOL

April 23, 2009 - 6:30 P.M.

**Board Members Present**

Dave Stefan  
Mary LeMay  
Dave Sexton  
Larry Kleinworth - Absent  
Jim Baldwin - Absent

**Staff Present**

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

**I Call to Order**

Dave Stefan called the meeting to order at 6:43 p.m.

Introduction of Board members and staff, Larry Kleinworth and Jim Baldwin were absent. For the record it was stated the meeting would be recorded.

**II Membership Forum**

- A question was asked who is responsible for the concrete drainage area on Los Altos. Dave Stefan explained that the City is responsible. Homeowners should call the police if they see kids skate boarding or other activity in that area.
- Homeowner concerned about neighbor who dug out area behind his fence that is lower than the rest of the area on either side. The homeowner is afraid the trench is too deep and water will pool there and not flow like it is supposed to. Chris to take pictures and follow up.

**III Council Representative – Mike Carrigan**

Dave Stefan explained to Mike about the meeting with The City of Sparks and the RTC regarding the asphalt work that was going to be done from Canyon Run to Goodwin and the City's desire to remove the grass in the three islands where the roadwork will take place. Mike said he was not aware of the issue, but didn't think the City could make that decision about the landscaping since it is written in the handbook. Dave said that the association is all for saving water and keeping it off the road, but the issue becomes money and who is going to pay for it. The City is asking the association to contribute financially to the removal of grass and to change the landscaping for those three islands. Dave explained that the association is in a difficult spot when asked to contribute money or raise additional money for capital improvements to the parkway which is owned by the City.

Mike told the group that the City required \$1.7 million in cuts from all departments due to the 15% reduction in property taxes that is going to happen. The City left it up to each department to determine how the cuts would be made. A question was asked about public safety and will fireman and police be cut? Mike said public safety was their number one issue. Mike explained that the City Council voted for 20 new police officers using stimulus money, but that after 3 years the City will be required to pay for these officers and they will not be able get rid of any of the 20 if budget issues still persist. Mike explained that the City may have to make additional cuts depending on what happens with the State Legislature.

Mike encouraged the homeowners to watch what is happening in the Legislature and explained that there are a couple of pieces of legislation he wanted to let them know about. The first is a bill that would change the way we elect our city councilman. If the bill is passed, councilman will be elected strictly by a vote of that particular ward, no City-wide vote would occur. The second bill would add fluoride to the drinking water. Mike explained that he is the Chairman of the Board for the Truckee Meadows Water Authority and that if this bill is passed it is going to cost \$1.5 million to put fluoride in the water. Since TMWA sells water to

Washoe County and Sun Valley, it could cost an additional \$5 million to remove the fluoride from their water if they don't want it. The bottom line is that it will cost each one of us to add fluoride to the drinking water. Mike read the list of new stores that will be opening at Legends and encouraged everyone to come out to the ribbon cutting event, June 18, 2009. There will be about 47 stores open and 39 are stores that are new to the Reno/Sparks area. Mike also told the group that sales tax revenue is down across all categories except sporting goods, where it is up 46%.

A homeowner asked Mike about the lane striping at the intersection at Los Altos and Santa Barbara. The homeowner explained the problem and safety issues relating to the two lanes traveling east bound at that intersection. Mike said he would get someone out to look at it.

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

**Motion:** Dave Sexton made a motion to approve the January 22, 2009 and March 24, 2009 general meeting minutes; Mary LeMay seconded, motion carried unanimously.

#### **V Financial Report**

##### **A. Treasurer's Report**

###### **1. Financial Report – January, February, and March 2009**

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$261,711.51
Architectural Deposits	\$ 6,441.70
Reserve Funds	\$126,735.97
Other Assets	\$ 29,413.02
Total Assets	\$424,302.20
Total Liabilities	\$109,111.84
Total Capital	\$315,190.36
Liabilities & Capital	\$424,302.20

**Motion:** Mary LeMay made a motion to approve the unaudited 2009 first quarter financial report; Dave Sexton seconded, motion carried unanimously.

**B. Motion:** Mary LeMay made a motion to approve the December 31, 2008 audited Financial Statements prepared by Gene Clawson, CPA; Dave Sexton seconded, motion carried unanimously.

**C. Motion:** Dave Sexton made a motion to approve the 2008 tax return; Mary LeMay seconded, motion carried unanimously.

**D. Motion:** Dave Sexton made a motion to approve the 2008 1120H tax return; Mary LeMay seconded, motion carried unanimously.

#### **VI Reports**

##### **A. Landscape Report - Dave Stefan**

National Landscape has started watering the parkway. There will, like every year, be start up issues. Homeowners are urged to call the office to report any water problems they see on Los Altos. Dave suggested that National's number be put in the newsletter so homeowners can report any water problems on the weekend.

#### **VII Correspondence**

##### **A. Owner Requests-Letters to the Board of Directors**

1. An email was sent requesting a 3 month time limit be established by the Board for For Sale signs on vehicles parked in driveways in The Vistas. Stacie reminded the group that the Rules and Regulations for the association include a section describing abandoned or inoperable vehicles. If the vehicle fits that description we can begin the compliance process.

2. Homeowner request to have No Trespassing signs posted in the common area behind her home to reduce fort building and possible dangers from the kids that are continually up there unsupervised. The homeowner mentioned that the common area is owned by the association and therefore the Board can determine its use. Dave Stefan mentioned the fact that once we put a sign in one area all the other homeowners that have common area behind their home will want a sign as well. A homeowner suggested that a reminder be put in the next newsletter that the parents are liable if their kids start a fire or cause damage in the common area. Dave suggested that our legal council be consulted regarding this issue.

## VIII Compliance Report

- A. Chris reported that compliance letters were down for the first quarter of 2009. He explained that he is taking a more proactive approach, by following up when he can by phone, before a second letter putting the homeowner on the executive agenda is sent. This helps eliminate putting homeowners on the executive agenda that are in the process of bringing the violation into compliance.

## IX Old Business

- A. **Motion:** Mary LeMay made a motion to table handyman item for a later date; Dave Sexton seconded, motion carried unanimously.
- B. Stacie explained the current workers compensation policy for the association includes coverage for Board members at a cost of about \$51.00 per Board member per year. The policy also can cover volunteers if the Board so desires as long as the volunteers are listed in the meeting minutes of the association.  
**Motion:** Mary LeMay made a motion to table item to allow the new Board to address workers compensation for Board members and volunteers at the next homeowner meeting in July; Dave Sexton seconded, motion carried unanimously.

## X New Business

- A. **Motion:** Mary LeMay motioned to accept Asphalt Protectors bid which includes removal of tree roots crossing the path at a cost of \$3,469.00; Dave Sexton seconded, motion carried unanimously.
- B. **Motion:** Dave Sexton motioned to ratify and approve the 2009 Reserve Study as conducted by Reserve Study Specialist Kenneth Rowan of Resource 1, LLC; Mary LeMay seconded, motion carried unanimously.
- C. Rodd Rummel, Project Coordinator with the Nevada Fire Safe Council, made a presentation to the homeowners on fire safety and explained that the association has submitted for a 2 to 1 matching fuels reduction grant with the Nevada Division of Forestry. The grant would be for \$50,500 and the association matching portion would be \$25,250. The association's portion could be a hard match, cash contribution or it could be a soft match which could be in-kind donations or sweat equity. Homeowners were encouraged to keep track of any fuel reduction work, i.e. cleaning leaves from their yard or gutters and this work could be submitted to go towards the association's portion of the grant. Rodd explained that the goal is to control fire issues. The initial plan is to get rid of the cheat grass, which is the major threat in the area, and re-introduce native plants like sagebrush, bunch grasses and bitterbrush to minimize the area cheat grass can grow in. The target date for the grant, if approved, is mid-summer with work to begin in the fall. Rodd explained that the grant won't solve all the associations' issues, but is a good start.  
**Motion:** Dave Sexton made a motion to approve the fuels reduction grant as presented by Rodd Rummel with the Nevada Fire Safe Council; Mary LeMay seconded, motion carried unanimously.
- D. **Motion:** Mary LeMay made a motion to approve a maximum of \$1,500.00 to make changes to the association website; Dave Sexton seconded, motion carried unanimously.

**NEXT MEETING SCHEDULES**-Meetings are normally held the fourth Thursday of every third month. (July 23, 2009, and October 22, 2009)

## XI Adjournment

Being no further business, Dave Stefan adjourned the meeting.

Respectfully Submitted,

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Stacie Ciesynski

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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) Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 124 Reno, Nevada 89502