

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

April 23, 2015 – 6:00 P.M.

Board Members Present

James Baldwin
Larry Kleinworth - Absent
Jim Gaba
Dave Stefan
Scott Stromberg

Staff Present

Stacie Ciesynski, Community Administrator
Shannon Christie, Compliance Officer

I. Call to Order

Jim Baldwin called the meeting to order at 6:01 p.m.

Introduction of Board members: James Baldwin, Scott Stromberg, Jim Gaba, and Dave Stefan were present.

Larry Kleinworth was absent. Four Board members were present so a quorum was established.

The meeting was recorded as required by NRS 116.

II. Membership Forum

Homeowners present were given the opportunity to ask questions and make comments pertaining to items on the agenda.

Jim Baldwin asked those homeowners that were in attendance that wanted to comment on the T-Mobile Cell tower if it was okay for them to wait to speak until that item is reached on the agenda. Seeing all in agreement Jim Baldwin continued on with the agenda.

III. Council Representative – Charlene Bybee

Councilwoman Bybee was not present.

IV. Approval of Minutes

A. Motion: Scott Stromberg made a motion to approve the January 22, 2015 general meeting minutes as written; Dave Stefan seconded, motion carried unanimously.

V. Financial Report

A. Financial Report –The unaudited financial report for January, February, and March 2015 was received as presented by Stacie Ciesynski. **Motion:** Dave Stefan made a motion to approve the January, February, and March 2015 unaudited financial report; Scott Stromberg seconded, motion carried unanimously.

B. Motion: Dave Stefan made a motion to approve the 2014 audited financial statements prepared by Gene Clawson; Scott Stromberg seconded, motion carried unanimously.

VI. Reports

A. Landscape/Maintenance Report – Jim Baldwin reviewed the landscape maintenance items on the agenda and stated they should be started over the next few months. The landscape report from The Groundskeeper was also read.

Jim Baldwin explained that originally the bid for 2,600 sq. ft. of turf removal included bark. Given high traffic in the area, it was thought that rock would be better than having bark scattered all over. **Motion:** Dave Stefan made a motion to get a price that would include 3 to 6 inch rock instead of bark. If the price is equal to or tolerable, then rock will be approved; Jim Gaba seconded, motion carried unanimously

A question was asked about the difficulty of the trees surviving on Vista Terrace and why the Association would replace them. Dave Stefan explained that the trees are not as hard to maintain as it might appear, but that there has been water damage problems that have now been resolved. Soil studies have also been done.

Another question was asked if The Groundskeeper was going to make any adjustments to watering as recommended by TMWA and water at night for less evaporation. Discussion ensued over the best time of day to water, with homeowners having varying opinions. Dave Stefan explained the difficulties of watering such a large parkway. Jim Baldwin said watering should occur early morning and late evening. Watering at night can produce fungus and disease.

A homeowner encouraged the Board to make The Vistas a model for water conservation. Over the last several years the Board has been proactive in reducing turf and will continue to strive to make the parkway more water efficient.

A homeowner thought that the Association was currently using reclaimed water to irrigate the parkway. It was explained that pipes run only so far and the Association is not tied into it. The Association has looked into reclaimed water in the past and found that undertaking such a project would be expensive and not economical.

VII. Correspondence

No correspondence

VIII. Compliance Report

Shannon reported for the first quarter of 2015 there were 359 compliance issues. 220 issues were monitored and 122 friendly letters were sent. 4 homeowners received hearing notices and 2 went to hearings. Shannon explained how to report City code violations online using “contact Sparks”. She also reported that letters were sent out to homeowners that need to paint their homes and there has been a good response to those requests. A landscaping binder with all sorts of helpful information is in the process of being put together for those homeowners needing assistance in changing their landscaping. Also, for those attending the community garage sale on Saturday, maps and item information will be available at the bottom of Los Altos. Lastly, the office has partnered with the Blue Star Mothers Spanish Springs chapter to help homeless veterans transition to housing. A list of items can be found on the Association website if you would like to donate.

IX. Old Business

- Cherie Eggers read and submitted her concerns on the health effects of electromagnetic radiation associated with cell towers.
 - Gil Ellis presented his opposition to building a cell phone tower in The Vistas. He feels the master plan created a vision for the community, which was approved by the City, and homeowners purchased their homes with that plan in mind. He feels the cell tower will bring down his property value and is a nuisance. He doesn't feel the Board and the Association should be in the cell tower business.
 - Norman Frank stated that the property belongs to the Association and by leasing it out establishes a bad precedence. He encouraged the Board to stop it now and not lease out Association property to something that is not beneficial to the community.
 - To set the record straight, Dave Stefan explained that not everyone on the Board voted for the cell tower. The consensus in the meeting was to approve the tower because homeowners wanted better cell service.
 - Terry Empey explained that he lives within 500 feet of the cell tower and during the week watches his 3 grandchildren, ages 5, 3 and 2. He would prefer to not have something like that in the neighborhood because of the possible health effects. He feels it is only a matter of time before other carriers request to have their antennas in that location as well.
 - Another homeowner felt the Association did not need the income from the cell tower.
 - Ardena Perry felt the Board had the right to make these types of decisions but wondered if there is another place that might be negotiated that is not so close to someone's backyard.
- A. Jim Baldwin explained that NRS 116.345 requires majority approval from homeowners within 500 feet of proposed buildings or structures and outlined four possible motions that could be made.
Motion: Jim Baldwin made a motion to nullify the existing location and ask T-Mobile if they would want to resubmit for another location. The new location would need to comply with the 500 foot rule as outlined in NRS 116.345; Scott Stromberg seconded, motion carried unanimously.

X. New Business

- A. Employment Practices Liability Insurance was briefly explained. Due to computer issues, quotes from the Association's insurance agent were just received and there hasn't been sufficient time to review them.
Motion: Scott Stromberg made a motion to table this item until the next meeting; Jim Baldwin seconded, motion carried unanimously.
- B. **Motion:** Dave Stefan made a motion to submit the application (TMWA Landscape Retrofit Fund); Scott Stromberg seconded, motion carried unanimously.
- C. Stacie explained NRS 116.31034 as it relates to Board elections. Dave pointed out that this is the way it has always been done in the past and now the Board is making a formal determination at this meeting.
Motion: Dave Stefan made a motion that if the numbers of candidates are equal to or less than the number of Board positions, the candidates will be deemed elected; Jim Gaba seconded, motion carried unanimously.
- D. The Board discussed the request from Charter Communications for a Right-of-Entry Agreement and the fact that it has been difficult to try to understand what Charter is asking for. It was suggested Charter was seeking the exclusive right to use the copper that had previously been installed.
Motion: Scott Stromberg made a motion to deny the request (for a Right-of-Entry Agreement from Charter Communications); Dave Stefan seconded, motion carried unanimously.

XI. Membership Forum

Homeowners present were given the opportunity to ask questions and make comments.

- A homeowner asked about the sound abatement wall that was installed along Vista Blvd. behind the homes on Santa Rosa. He explained that there is a section of fence line that did not receive the sound wall and he said "that sound abatement was up in January 2016". He asked if there was a way the Association could request sound abatement so that the RTC could finish that project before it ends. Dave said it was something they could look into.
- The Board was asked how involved they get and at what level do they go and see the condition of some of the problem properties in the community. Dave explained that Shannon handles the everyday stuff and they get involved with the difficult properties. The homeowner was upset over her neighbor's property where the weeds are very tall and in egregious violation of the CC&R's. She wanted to know how it got so out of control. Dave explained that it sometimes takes up to eight weeks before fines can be issued due to the requirements of NRS 116. Shannon explained the process that she is required to follow. The homeowner felt that the neglect of the yard and property reduces the resale value of her home and that the Association was there to keep that from happening. Jim Baldwin assured the homeowner that they are all aware and that it is being taken care of.
- A request to have the agenda added to the website so homeowners can look at it online was made. It was explained that agendas are available in the agenda boxes at the top and bottom of Los Altos 10 days prior to the meeting. Staff will work on getting the agenda posted on the website as well.
- A homeowner on Goodwin asked about the traffic situation. Jim explained that he wants to meet with the City and try to partnership with them for traffic calming. The Association has agreed to purchase some electronic speed signs but needs the approval of the City to place them on Los Altos.

Jim Baldwin expressed his appreciation to the office staff for all they do.

NEXT MEETING SCHEDULES – Meeting dates: July 16, 2015, September 24, 2015, and November 12, 2015. Budget Ratification Meeting is scheduled for 10:00 a.m. on November 12, 2015 at the Association office.

XII. Adjournment

Motion: Being no further business Scott Stromberg motioned to adjourn the meeting at 7:26 p.m.; Dave Stefan seconded, motion carried unanimously.

Respectfully submitted,

Stacie Ciesynski

Jim Gaba, Secretary