

The Vistas Homeowners Association

QUARTERLY MEETING
BUD BEASLEY ELEMENTARY SCHOOL
April 26, 2007
6:30 p.m.

Board Members Present

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

Staff Present

Stacie Ciesynski, Office manager
G' Richmond, CAM
Chris Burton (absent)

I. Call to Order

Dave Stefan, President called the meeting to order at 6:40 p.m.
Introduction of Board Members and staff, for the record it was stated the meeting would be recorded.

II. Membership Form

Thirty-three (33) homeowners were present.

- Discussion about the weed block and bark on the hillside took place.
- A question was asked as to the process of reporting water leaks. Call the association office with any landscape issues and they will be reported to our landscapers. If the problem is not resolved, please let the office know so they can follow-up.
- A homeowner asked about the area on Canyon Parkway right past the school stop sign on the left that is not landscaped. The area in question does not belong to the association.
- A homeowner asked whose responsibility is it to clean the debris from behind their home. Dave explained the process of cleaning these areas and asked that homeowners share in that responsibility.
- A homeowner was concerned about some petty vandalism he and his neighbors have experienced in their court. Dave Sexton encouraged neighborhoods to start a neighborhood watch program. Larry Kleinworth reiterated that each person should be watching and paying attention to what is happening in the neighborhood and report any suspicious activity.
- A homeowner asked if a priority list was setup to establish areas of weed abatement and drainage maintenance. Dave Stefan explained that a meeting will be set with the landscaper and the areas will be discussed.
- The association was asked in their next newsletter to continue to remind homeowners to pickup after their animals.
- A homeowner asked who was responsible for filling the cracks on his street. Dave explained that the streets belong to the City of Sparks.
- Concern was expressed over commercial trucks being parked overnight on the street and in the driveways. A homeowner stated the City of Sparks has stringent rules regarding commercial or oversized vehicles.

- A homeowner thanked the current Board for volunteering their time and doing a good job.
- A question was asked why the north side of Canyon Run was not included when the new bark was blown on the parkway. Dave Stefan explained that those areas belong to the homeowners.
- A question was asked if the CC&R's have a limit on how many animals can be in one home. Stacie looked up the CC&R and stated "No lot shall have more than four such household pets".
- A letter was read from a homeowner expressing his concerns with correspondence he had received.
- A homeowner asked what is being done with incomplete landscaping on some of the custom homes on Vista Terrace. Dave explained that we are working on it.
- From a budget perspective a homeowner asked if the association has contacted other associations in the area to possibly share the cost of maintaining the parkway since it is used by all and benefits everybody. Dave Stefan explained that we have tried in the past and unfortunately nothing happened, but that doesn't mean we still can't pursue the issue in the future. The same homeowner asked if the City would be willing to help. Dave Stefan said we could ask Mr. Carrigan that question at the next meeting.

III. Council Representative

A. Mike Carrigan, Sparks City Council

Mr. Carrigan gave details on the transportation forum that was held April 25th and talked about the ground breaking ceremony, held last Friday, for the Sparks Marina which is a \$1,000,000 dollar project. This project has a hotel casino going up, a million-and-a-half square feet of entertainment, retail stores and the biggest sporting goods store in the world. Mike explained that everything that is going into the marina they do not have in Northern Nevada. Mike explained that the City's budget is projected to remain the same and looks good for the coming year.

Speed bumps on Vista Heights will not be going in until Belmar is completed. Sewer project on Sparks Blvd, from the Freeway to Baring Blvd., will close lanes and is expected to be completed in four months.

IV. Approval of January 25, 2007 meeting minutes

Motion: Dave Sexton made a motion to approve the January 25, 2007 meeting minutes Mary LeMay seconded, motion carried unanimously.

V. Financial Report

A. Treasurers Report

1. Financial Report-January, February and March 2007

Mary LeMay gave the financial reports as follows:

Total Cash Assets	\$216,350.42
Architectural Deposits	\$ 16,486.35
Reserve Funds	\$ 93,904.78
Accounts Receivable	\$ 12,386.12
Total Assets	\$339,127.67
Total Liabilities	\$ 89,057.08

Total Capital \$250,070.59
Liabilities & Capital \$339,127.67

MOTION: Dave Sexton motioned to approve unaudited quarterly financial report; Larry Kleinworth seconded motion carried unanimously.

2. Review/Approve 2006 Audit Statement Results

MOTION: Dave Sexton motioned to approve the 2006 Audited Financial Statement, Mary LeMay seconded, motion carried unanimously. Stacie Ciesynski explained that the management letter recommended that she not sign checks for the association. She confirmed that the recommend procedure was already in place and she only signs as an emergency. The Board unanimously agreed Stacie should stay as an emergency signer since all checks require two signatures. (See motion below)

3. Review/Discuss FDIC Limit Coverage

MOTION: Dave Sexton motioned to keep Stacie on as an emergency co-signer on bank accounts and that we look into FDIC limit coverage and diversify accounts to be protected under the FDIC limit coverage, Larry Kleinworth seconded, motion carried unanimously.

VI. Committee Reports

- A. Landscape Report-Dave Stefan - Dave explained that the new landscaping company, National Landscape, has been pruning trees and working hard to get the water up and running. They have encountered more problems than expected.
- B. Parkway Wildflower Area Report-Larry Kleinworth – Larry explained that he has had several homeowners comment on the old wildflower area and how poor it looks. He would like to see that area landscaped and possibly put in a bench to make a sitting area. He will draw up a plan so we can get bids, but the project will not likely happen until the City of Sparks completes the drainage improvements in that area. It was suggested that homeowners in the area might be interested in adopting a plot. The idea was favorably received by those present.

VII. Correspondence

- A. Common Area Review - homeowner letter was reviewed and it was noted that weed abatement issues would be discussed under old business.

VIII. Manager Report

- A. Manager report – Stacie Ciesynski
Stacie explained that under NRS 116 all violations, whether perceived as important or not, have to be enforced equally and consistently. We cannot arbitrarily choose to enforce some and not others. Stacie asked the homeowner to be conscious of their fences and repair broken or missing boards. She asked the homeowners to contact the office if they receive any correspondence from the association that has incorrect information on it. Stacie reminded the homeowners of the change in dates for association dues. The next assessment will be due July 1, 2007 for \$138.00.

IX. Old Business

- A. Review/Discuss changing quarterly meeting dates – Stacie explained that the problem was solved by changing the billing dates and it is not necessary to change the quarterly meeting dates.

- B. Review/Discuss alternative fencing materials – Larry Kleinworth made a motion to approve the alternative fencing material resolution. Mary LeMay seconded, motion was unanimously approved.
- C. Review/Discuss resolution on weed abatement – Dave Sexton made a motion to approve the open space maintenance resolution. Larry Kleinworth seconded, motion was unanimously approved.

X. New Business

- A. Review/Discuss request from Digestive Health Associates to mount two signs on the Parkway – The board unanimously agreed that the large monument signs should be placed on the Digestive Health Associates property and it is not necessary to place them on the parkway.

NEXT SCHEDULED MEETING- Meetings are normally held the fourth Thursday of every third month (July 26, 2007 and October 25, 2007).

XI. Adjournment

Being no further business, Dave Stefan adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors