

The Vistas Homeowners Association
Board of Directors Meeting Minutes
April 28, 2005
Bud Beasley Elementary School

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

Also present: Gregg Barnard and John Keuscher with Woodburn and Wedge

Board Members Absent:

Call Meeting to Order

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

Membership Forum

- ❖ Several questions relating to the turf reduction in the center islands were deferred until Andy Gebhardt arrived.
- ❖ Mike Carrigan, Ward 4 City Councilman answered various question about the new Miramonte Development and Construction hours.

Approval of previous Meeting minutes

The Board approved the meeting minutes dated January 27, 2005 and April 7, 2005 as written.

Motion: Barbara Gonzales made a motion to approve the January 27, 2005 and April 7, 2005 meeting minutes as written, Mary LeMay seconded. Motion was unanimously approved

Financial Report Treasurer's Report

Mary LeMay gave the Treasurer's report as follows:

| | |
|-----------------------------|--------------|
| Total Cash Assets | \$239,110.99 |
| Architectural Deposits | \$ 23,930.35 |
| Reserve Funds | \$ 75,606.58 |
| Total Assets | \$338,647.92 |
| | |
| Total Liabilities | \$ 47,070.79 |
| Total Capital | \$291,577.13 |
| Total Liabilities & Capital | \$338,647.92 |

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

Committee Reports

Landscaping Committee: Andy Gebhardt from Truckee Meadows Water Authority came to address the homeowners regarding turf removal and irrigation modification of the center islands along Los Altos Parkway. Andy explained that the parkway, through no fault of the association, was poorly designed. The center medium strips have mounded

islands and the pop-up spray heads were placed up against curbs and these spray heads, by design, fill with water. Because of this design there is no way to keep the water from running down the parkway. Andy also explained that for the last three years he has worked very well with the homeowners association trying to reduce water usage. There has been about 20% water reduction since the association starting participating in the three-year pilot program.

Correspondence

No Correspondence

Property Report

Denise Purdy reported that approximately 263 violations were noticed from January 1, 2005 to March 31, 2005, 68% were garbage container violations 15% lot maintenance, issues, 8% parking, 3% unapproved signs, and 5% nuisance.

Old Business

No Old Business

New Business

- A. Barbara Gonzales made a motion to approve the changes to Assessment Collection Policy. Mary LeMay seconded.

Discussion: A suggestion was made that we should show what changes were made throughout the document. Stacie explained that our legal council did provide a redline version and she will make sure that in the future it's available for the homeowners. Stacie also explained that by law the governing documents are a part of your deed when you purchased your home. You agreed to abide by the rules of the association, which includes paying your semi-annual assessments. By law, the association has a lien on your property without filing a lien formally through the recorders office. The association will file a lien through the recorders office if your assessments are not paid so that if a home is for sale the title company will see there is a lien on the property.

Motion was unanimously approved.

- B. Stacie announced that July 16, 2005 is the date for the 3rd annual Vistas BBQ. It will be held at Bud Beasley Elementary School starting at 11:00 a.m. Like the last two years, Sclaris will be providing the food, we will have activities for the kids, and we will also have a show-n-shine for any of those homeowners that have old cars.
- C. Robert Hemsath letter of resignation was submitted.
- D. Dave explained that the Board is considering advertising on our website and possibly on our newsletter. The advertising would be available for local merchants and this would help defer some of the costs of upkeep on our website and printing and mailing costs for our newsletters.
- E. Dave explained that the Board would like to form a committee to review the CC&R's to see where it would be beneficial to make changes. Barbara Gonzales explained that there are some areas that need to be reworded and brought in line with NRS. A homeowner expressed her concern and asked that nothing be done until the association checked with the City to see what requirements, if any, would be needed to change the CC&R's which are part of the handbook. Dave explained that any suggested revisions would require

that 70% of the homeowners approve the changes. Any homeowners interested in being a part of this committee are encouraged to call Stacie at the association office.

Next Meeting Schedule

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

Being no further business, Dave Sexton adjourned the meeting.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors