

## The Vistas Homeowners Association

### MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 17, 2014 – 6:00 P.M.

#### Board Members Present

James Baldwin  
Scott Stromberg  
Larry Kleinworth  
George Cammarota - Absent  
Dave Stefan

#### Staff Present

Stacie Ciesynski, Community Administrator  
Shannon Christie, Compliance Officer - Absent

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#### **I. Call to Order**

Jim Baldwin called the meeting to order at 6:02 p.m.

Introduction of Board members: James Baldwin, Scott Stromberg, Larry Kleinworth, and Dave Stefan were present, George Cammarota 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.

#### **III. Council Representative – Mike Carrigan**

Mike Carrigan did not attend.

#### **IV. Approval of Minutes**

- A. Motion:** Larry Kleinworth made a motion to approve the April 24, 2014 general meeting minutes as written; Scott Stromberg seconded, motion carried unanimously.

Barbara Gonzales asked about Dave Stefan's appointment to the Vista Ridge Architectural Control Committee (VRACC) and whether or not he would be a voting member. The motion from the minutes referred to him as an advisory member. Additional questions were brought up relating to the VRACC and further discussion was deferred to the open forum at the end of the meeting.

#### **V. Financial Report**

- A. Financial Report** –The unaudited financial report for April, May and June 2014 was received as presented by William Wagner.

#### **VI. Reports**

- A. Landscape/Maintenance Report** –Stacie explained the current issues and mainline breaks that have occurred on Los Altos Parkway. Most of the problems have been corrected and the parkway should be showing signs of improvement soon. The Groundskeeper will also be reducing water usage on the parkway as required by TMWA.

A question was asked about the health of the trees on Los Altos. Jim commented that it could be heat stress. Stacie explained that there are a few dead trees on the parkway that are in the process of being removed. Jose with The Groundskeeper has looked at some of the trees and will make some recommendations to improve their health.

The turf reduction work at the north end of Los Altos and Vista Blvd should be done by the end of the month, if not sooner.

## VII. Correspondence

## VIII. Compliance Report

There were 487 compliance issues documented for the second quarter of 2014. Of those, 205 were checked back on and 282 were contacted. 95 issues received first courtesy notifications, 10 received hearing notifications, and six violations went to a hearing. Of the 487 compliance issues, 41% were yard violations, 17% were garbage cans, 6% were oil stains in driveway, RV's, boats, trailers etc. were 19%, various stored items in the front or side of the home were 4%, fence and gate issues 3% and 10% were miscellaneous issues.

## IX. Old Business

### X. New Business

A. No bids were received.

**Motion:** Dave Stefan made a motion to move this item to the next meeting agenda; Scott Stromberg seconded, motion carried unanimously.

B. Two sealed bids were received to cap 4 rock walls in the community. The bids were received from Anchor Concrete and Sentinel Landscape, LLC. Jim Baldwin disclosed he has a conflict and will recuse himself from the process and vote.

**Motion:** Dave Stefan made a motion to approve the proposal from Sentinel Landscape in the amount of \$7,920.00 and to use whatever reserve funds are available first and then general fund money; Scott seconded, motion carried with Jim Baldwin recusing himself from the vote.

C. The Groundskeeper has submitted a two year extension for landscaping services at a fee of \$105,877.82 for 2015 and the same amount for 2016. Jim Baldwin asked what type of increase the fee is over the 2014 contract amount? Stacie explained that the fee is the same. There is no increase. A question was asked about the ability to terminate the contract and Dave explained that the association would have to give a 30-day notice.

**Motion:** Scott Stromberg made a motion to extend the current contract for two years; Larry Kleinworth seconded, motion carried unanimously.

Board skipped over item D and proceeded to item E.

D. An overview of the issues surrounding Wells Fargo Insurance transferring the association's liability insurance to a call center in Minnesota was presented. Previously Scott Johnson, a local agent was the contact for the association. Menath Insurance in Incline Village, an Independent Insurance Agent, is the only other agency that can administer CAU Insurance. The association is in its second year of a three year CAU insurance policy.

**Motion:** Scott Stromberg made a motion to approve the transfer of the CAU Insurance Policy from Wells Fargo Insurance to Menath Insurance; Jim Baldwin seconded, motion carried unanimously.

E. The association foreclosed on 5205 Canyon Rim Court for delinquent assessments. A third party purchaser, Thunder Properties, contacted Gayle Kern's office and requested to purchase the property. The association sold the property to Thunder Properties. A unanimous consent in lieu of a meeting was completed.

**Motion:** Jim Baldwin made a motion to approve ratification of the sale of 5205 Canyon Rim Court; Scott Stromberg seconded, motion carried unanimously.

F. This agenda item will be postponed until further research can be done to coordinate the association's policy with the proposed City of Sparks Ordinance relating to inoperable vehicles.

A question was asked about the association's policy regarding oversized vehicles being parked on the street.

G. Jim Baldwin read the proposed Resolution prohibiting feeding and dumping on common area. A question was asked about enforcement and if feeding of birds can occur on a homeowner's property. The resolution only pertains to feeding and dumping on common area. It does not prohibit feeding on the unit owner's lot.

**Motion:** Scott Stromberg made a motion to approve the Resolution to prohibit feeding and dumping on common area, Jim Baldwin seconded, motion carried unanimously.

Returned to item D on the agenda.

Dave Stefan exited the meeting at 6:55 p.m.

7:04 p.m. temporarily adjourned the meeting for the Annual Meeting.

7:08 p.m. reopened the meeting

#### **XI. Membership Forum**

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

- Continuation of the discussion relating to Barbara Gonzales questions about the responsibilities of the VRACC. The documents she referenced were not familiar so Barbara was asked to email her questions to the office and they would be forwarded to the Board to be reviewed.

**NEXT MEETING SCHEDULES** – Meeting dates: Quarterly Board of Director Meeting's are generally scheduled the fourth Thursday of every third month: September 25, 2014. Budget Ratification Meeting is scheduled for 10:00 a.m. on November 13, 2014 at the association office.

#### **XII. Adjournment**

**Motion:** Being no further business Jim Baldwin motioned to adjourn the meeting at 7:25 p.m.; Larry Kleinworth seconded, motion carried unanimously.

Respectfully submitted,

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Stacie Ciesynski

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Larry Kleinworth, Secretary