

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 18, 2013 – 6:00 P.M.

Board Members Present

James Baldwin
Margaret Powell
William Wagner
George Cammarota
Larry Kleinworth - Absent

Staff Present

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

Jim Baldwin explained that the annual meeting is scheduled for 6:30 p.m. and asked if there was any objection to having the quarterly meeting first and continuing without interruption. Business related to the annual meeting would occur when the quarterly meeting adjourned. Being no objection from the membership, Margaret motioned to hold the quarterly meeting before the annual meeting; William Wagner seconded, motion carried unanimously.

I. Call to Order

Jim Baldwin called the meeting to order at 6:20 p.m.

Introduction of Board members: James Baldwin, Margaret Powell, and William Wagner, were present at the start of the meeting. George Cammarota entered at 6:57 p.m. Larry Kleinworth was absent. Three 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 answered questions and gave an update on City Finances and activities before the meeting started.

IV. Approval of Minutes

A. Motion: Margaret Powell made a motion to approve the April 25, 2013 general meeting minutes as written; William Wagner seconded, motion carried unanimously.

V. Financial Report

A. Financial Report –The unaudited financial report for April, May, and June 2013 was received as presented by William Wagner. **Motion:** William Wagner made a motion to approve the April, May and June 2013 unaudited financial report; Margaret Powell seconded, motion carried unanimously.

VI. Reports

A. Landscape/Maintenance Report – Stacie presented the information submitted by The Groundskeeper in their second quarter 2013 overview.

VII. Correspondence

VIII. Compliance Report

In Shannon's absence Stacie reported that there were 780 compliance issues for the 2nd quarter of 2013. Out of the 780 issues, 77 received courtesy notifications, 13 of the 77 received hearing letters, 5 of the 13 went to a hearing, and 4 of the 5 resulted in fines being issued.

A homeowner expressed her unhappiness over receiving a spring courtesy letter regarding her lawn.

IX. Old Business

- A. Jim explained that after extensive review of the association's current insurance policy and after contacting professionals in the industry, that the current cost and coverage for the policy is adequate and that there is no need to go out to a formal bid process. He also explained that the association has a three year policy without any cost increases for the second and third years. This three year policy is not being offered anymore. Jim felt that the Board did a fair and complete evaluation of the current policy and recommends staying with CAU and forego going to bid. **Motion:** William Wagner motioned to retain our current insurance policy for the next two years; Margaret Powell seconded, motion carried unanimously.
- B. Margaret presented information from Barbara Hatch, the landscape architect that was hired by the association to evaluate the landscaped areas from Santa Barbara to Vista Blvd. Barbara submitted a soils report which is better than expected but does outline two areas of concern. The Groundskeeper has already addressed the fertilizer issue but the Gypsum recommendation is still under discussion. Barbara has also been working on actual mapping of the area and has identified sections for turf reduction. The goal is to still have that "green feel" as you walk or drive up or down the parkway. Barbara has prepared a spreadsheet showing the estimated savings if the recommended turf was removed. Margaret asked that the actual water usage amounts be sent to Barbara to have her revise the calculations. The Board will also explore additional funding sources.

A comment was made that there are parts of the parkway that are suffering from problems of uneven moving which need to be addressed with The Groundskeeper.

Another homeowner suggested that when heads are replaced on the parkway that they be heads that put out the participation rate and not just replaced with the cheapest ones.

- C. Reallocation of \$20,000 in matching funds that were set aside for a Nevada Division of Forestry grant through the Nevada Fire Safe Council needs to occur since the grant is no longer available. **Motion:** Jim Baldwin made a motion to transfer use of the \$20,000 to weed abatement, flood control projects and landscape improvements; Margaret seconded, motion carried unanimously.
- D. The homeowners present felt a community wide garage sale once a year was sufficient and that a fall sale was not needed.

George Cammarota entered the meeting at 6:57 p.m.

X. New Business

- A. The 2014 Full Reserve Study with site inspection has been completed by Resource 1. The annual contribution amount for 2014 is lower than this year's contribution amount since Resource 1 extended the useful life of the asphalt pathway. The pathway is maintained annually and is in good condition. **Motion:** Margaret Powell made a motion to approve the draft 2014 Full Reserve Study conducted by Resource 1, LLC; Jim Baldwin seconded, motion approved unanimously.
- B. A 6 ft. wrought iron fence needs to be installed across the drainage area on Southview. Part of the fence will be built on a neighboring property which will require the association to enter into an easement agreement with the property owner. An easement agreement has been prepared by the association attorney. **Motion:** William Wagner made a motion to approve construction of a wrought iron fence across the drainage area on Southview Drive and to enter into the easement agreement; Margaret Powell seconded, motion carried unanimously.

XI. Membership Forum

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

- Ron Semenko was concerned about ATV's in the open space behind the homes on Desert Hills, off of Cantinia Drive to the North. Margaret explained that area belongs to TMB Builders and they should be contacted.
- Elizabeth DiFraia at 5169 Canyon Run addressed the Board about the ongoing correspondence she's received related to her unapproved and incomplete front yard landscape. Elizabeth works during the day and is unable to attend her scheduled hearing date in executive session. After a long discussion on the matter, it was determined that the Board, in executive session, would entertain her request to not have to plant 2 bushes in the front plane of her home and extend her completion date to August 15, 2013.

NEXT MEETING SCHEDULES – Meeting dates: Quarterly Board of Director Meeting's are generally scheduled the fourth Thursday of every third month. September 26, 2013, and Budget Ratification Meeting is scheduled for 10:00 a.m. on November 13, 2013 at the association office.

XII. Adjournment

Motion: Being no further business Margaret Powell made a motion to adjourn the meeting at 7:33 p.m.; William Wagner seconded, motion carried unanimously.

Respectfully submitted,

Stacie Ciesynski

Larry Kleinworth, Secretary