

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 21, 2016 – 6:00 P.M.

Board Members Present

Dave Stefan - Absent
Jim Gaba
Scott Stromberg
Briana Foroszowsky
William Wagner

Staff Present

Stacie Ciesynski, Community Administrator
Shannon Christie, Compliance Officer

I. Call to Order

Scott Stromberg called the meeting to order at 6:00 p.m.
Introduction of Board members: Jim Gaba, William Wagner, Scott Stromberg and Briana Foroszowsky were present. Dave Stefan was absent, 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. No questions from homeowners.

III. Council Representative

Charlene Bybee, Sparks City Councilwoman was not present.

IV. Approval of Minutes

A. Motion: William Wagner made a motion to approve the April 28, 2016 general meeting minutes as written; Jim Gaba seconded, motion carried unanimously.

V. Financial Report

A. The unaudited financial report for April, May, and June 2016 was received as presented by William Wagner.

VI. Reports

A. Landscape/Maintenance Report – Stacie Ciesynski reported:

- The Groundskeepers planted carpet roses by The Vistas sign at Vista and Los Altos Pkwy.
- Three pear trees were planted, one at the top of the parkway by the bench at the round-about and two others further down Los Altos in areas where trees had been removed.
- Bark is also going in with completion to occur by the end of July or first of August.
- Backflow testing on the irrigation system has been done.
- A proposal for irrigation retrofit by sections is pending. This will help eliminate old rotors and reduce the mismatch of heads for more efficient watering. A bid was already submitted and the cost was more than the allocated funds available.
- The turf at the top by the information board was removed and replaced with decomposed granite to keep the water off the sign.
- The turf that was removed around the information board was used to replace the dead sod at the center island end cap by Dry Gulch and a new sprinkler head was installed for better coverage.

Stacie touched on fire prevention. The Board has heard the complaints about the cheat grass and is looking into the issue. Briana contacted Ed Smith from the cooperative extension and he said now is not the time to cut it back due to any equipment being used could cause a fire and suggested the Board take a look at it again in the fall. Ed provided websites, information and other resources for the Board to review. Stacie and Briana met with Vince who has a company called the Goat Grazer. Unfortunately, Vince felt goats in the community

were not a good fit for several reasons. Briana stated that the 10-foot defensible space behind homes will continue to be maintained and the Board will look into ways to remedy the cheat grass.

VII. Correspondence

No correspondence

VIII. Compliance Report

Shannon Christie reported that for April through June of this year there were 427 total compliance issues. 274 courtesy notification letters were sent, 66 second notice for compliance letters were sent, with 28 hearings scheduled. Brown lawns, weeds and dead shrubs were the main issues with visible garbage cans being down compared to last year. Total compliance issues are down from last year as well. Shannon also addressed Coyote Awareness tips and provided written information to those present.

IX. Old Business

- A. Staff reported on the status of case #CV15-00167. Stacie gave an overview of the lawsuit. Dave Stefan is scheduled to be deposed Wednesday, July 27, 2016.
- B. Staff reported on the status of case #CV14-00952. Stacie gave an overview of the lawsuit.

Bill Wagner asked if there is any liability for the Association with these law suits. Stacie explained that is to be determined by the courts and is unknown at this time. The Association's insurance company has contracted with attorneys to represent the HOA in both lawsuits.

Jackie Miller asked what the two properties look like now. Stacie stated the homes look good and were cleaned up right away.

Jim Gaba asked if it was safe to say the lenders are going after the purchaser as well as the Association. The law suit was filed against all the parties related to the foreclosure.

X. New Business

- A. The Association was served with an Alternative Dispute Resolution Claim, Nevada Real Estate Division claim 16-432. This Alternative Dispute Resolution was filed because of law suit #CV15-00167. The Association insurance carrier has agreed to represent the Association on this as well. The Nevada Real Estate Division is inundated with these types of claims and no mediation date has been set.
- B. Scott Stromberg explained the money set aside for upgrading software needs to be reallocated since bids for new software were too expensive. Jim Gaba explained how everything is cloud-based these days and cloud-based software companies are charging much higher rates. These companies are doing away with the desk top type software and are going strictly to cloud-based systems which charge for the software on a monthly or annual basis. The Association will have to do its due diligence to try to meet the demands in the office at a reasonable cost. **Motion:** Briana Foroszowsky made a motion to table the reallocation of software upgrade money to the next meeting; Bill Wagner seconded, motion carried unanimously.

XI. Membership Forum

Homeowners present were given the opportunity to ask questions and make comments. No questions from homeowners.

NEXT MEETING SCHEDULES – Meeting dates: September 22, 2106 at 6:00 p.m. at Bud Beasley Elementary School. Budget Ratification Meeting is scheduled for 10:00 a.m. on November 10, 2016 at the Association office and a quarterly meeting will follow.

XII. Adjournment

Motion: Being no further business William Wagner motioned to adjourn the meeting; Jim Gaba seconded, motion carried unanimously.

Respectfully submitted,

Stacie Ciesynski

Briana Foroszowsky, Secretary