

**The Vistas Homeowners Association**

**MEETING MINUTES**

BUD BEASLEY ELEMENTARY SCHOOL  
July 22, 2010 - 6:30 P.M.

**Board Members Present**

David Gurr (entered meeting 7:09 p.m.)  
William Wagner  
Margaret Powell  
Dave Stefan (exited meeting 7:40 p.m.)  
Tim Leighton - Absent

**Staff Present**

Stacie Ciesynski, Community Administrator  
G' Richmond, CAM  
Chris Burton, Compliance

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**I Call to Order**

Margaret Powell called the meeting to order at 6:31 p.m.  
Introduction of Board members; Tim Leighton was absent. It was stated for the record the meeting is being recorded.

**II Membership Forum**

Homeowners present were given the opportunity to ask questions and make comments pertaining to items on the agenda.

**III Council Representative –**

- A. Mike Carrigan was unable to attend.
- B. Jon Ericson, City of Sparks Transportation Manager was present to discuss the lane striping issue on Los Altos between Vista Blvd. and Santa Barbara. Mr. Ericson explained he had looked at several alternatives and his recommendation would be to put that area back to a single lane which would eliminate having a merge lane or a drop lane. The street will be slurry sealed and restriped with a single lane heading up the hill. The area will go back to the lane striping that was there prior to the improvements at Vista. Jon answered several Board and homeowner questions and those in attendance were in agreement with Mr. Ericson's recommendation.

Jon also reported to the Board that the easements are still being worked on and The City hopes to have them completed in the next month or so. He also asked that anything pertaining to the sound walls along Vista Blvd. be directed to Garth Oksol, Project Manager with the RTC.

**IV Approval of MINUTES**

**Motion:** Dave Stefan made a motion to approve the April 22, 2010 general meeting minutes; William Wagner seconded, motion carried unanimously.

**V Financial Report**

**A. Treasurer's Report**

- 1. Financial Report –April, May, and June 2010 unaudited financial statements.  
Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$341,893.76
Architectural Deposits	\$ 1,769.67
Reserve Funds	\$180,050.35
Other Assets	\$ 13,075.12

Total Assets	\$536,788.90
Total Liabilities	\$127,658.10
Total Capital	\$409,130.80
Liabilities & Capital	\$536,788.90

**Motion:** Dave Stefan made a motion to approve the unaudited 2010 second quarter financial report; William Wagner seconded, motion carried unanimously.  
Financial statements were reviewed in accordance with NRS 116.31083 subject to the year end audit.

## VI Reports

- A. Landscape Report – In May, based on an inspection of Los Altos Parkway by a couple of Board members, National Landscape and staff, several items was noted for improvement. These items were discussed with the homeowners present.
- B. Maintenance Committee

## VII Correspondence

## VIII Compliance Report

- A. Chris reported that for the 2<sup>nd</sup> quarter of 2010 there were 606 compliance issues. Lawns, weeds and general yard maintenance were the largest percentage of compliance issues, with trailers, RV's etc, and garbage cans close behind. Chris reported that there seems to be an increase in compliance issues this year as compared to last year.

## IX Old Business

## X New Business

- A. Stacie gave an overview of the current workers compensation policy through Employers Insurance Company of Nevada. The current policy covers staff, Board members and volunteers, but the company will not be renewing our policy given “uncontrolled exposures” which they feel leave them open to “serious exposures”. Because of this, Scott Johnson with Wells Fargo Insurance was asked to get a quote for coverage for 2011. Scott informed the association that most companies are not willing to cover Board members or volunteers, so the quote will be for staff only.  
**Motion:** Dave Stefan made a motion to accept the quote from Sequoia Indemnity Company for workers compensation coverage for 2011 for approximately \$1,500.00 per year; William Wagner seconded, motion carried unanimously.
- B. Discussed a date in spring each year to be used in correspondence to notify homeowners to start yard/lawn maintenance.  
**Motion:** Dave Stefan made a motion for staff to send congenial yard/lawn reminder letters to homeowners in April with a May 1<sup>st</sup> deadline for yards to appear to be in the process of being maintained; David Gurr seconded, motion carried unanimously.
- C. **Motion:** Dave Stefan made a motion to accept the bid from National Landscape to rock 3 areas on Los Altos Parkway for a total of \$7,900.00 contingent upon National including in their bid that they will analyze the irrigation/zone in each area and cap the water as far back as possible; David Gurr seconded, motion carried unanimously.
- D. Margaret gave an overview of the proposed sound walls as part of the Vista Blvd. street widening. She explained that the association has received a letter from the RTC indicating the HOA would be responsible for maintenance of the sound walls located on association property. The association's position has always been that the sound walls need to replace the owner's wood fence and the association would not be responsible for maintenance or repairs. Several questions were asked about quality, maintenance, expense, material and other concerns regarding the sound walls.  
**Motion:** Margaret Powell made a motion to direct staff to have the sound walls maintenance and replacement cost included as a separate statement in the Reserve Study update for 2011 to be conducted by a Reserve Specialist; William Wagner seconded, motion carried unanimously.

**Motion:** Margaret Powell made a motion to correspond with the 10 property owner's affected to let them know all the issues involved and their possible responsibility; David Gurr seconded, motion carried unanimously.

**Motion:** Margaret Powell made a motion to continue to pursue discussions with The City of Sparks regarding potential opportunity for The City to maintain and repair the sound wall located on association property through an easement or some other mechanism; David Gurr seconded, motion carried unanimously.

## **XI Membership Forum**

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

- A homeowner asked who was responsible for repairs to sidewalks that buckle located against association property.
- Another homeowner commented that a couple of sprinkler heads on Los Altos above Canyon Run need to be adjusted.

**NEXT MEETING SCHEDULES** - Meetings are normally held the fourth Thursday of every third month. (October 28, 2010 and Budget ratification meeting November 11, 2010)

## **XII Adjournment**

**Motion:** Being no further business the meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors