

**The Vistas Homeowners Association**

**QUARTERLY MEETING MINUTES**  
BUD BEASLEY ELEMENTARY SCHOOL  
July 24, 2008 - 6:30 P.M.

**Board Members Present**

Dave Stefan  
Mary LeMay  
Dave Sexton  
Larry Kleinworth, Absent  
Jim Baldwin

**Staff Present**

Stacie Ciesynski, Office manager  
G' Richmond, CAM  
Chris Burton

**I Call to Order**

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

Introduction of Board members and staff, Larry Kleinworth was absent. For the record it was stated the meeting would be recorded.

**II Membership Forum**

- A homeowner expressed his concern that too much water is running too long on the parkway.
- Concern was expressed over the large weeds growing on the common area parcel on Palo Alto Circle.
- A homeowner presented pictures of the blocked visibility at Los Altos Parkway and Santa Barbara. Dave Stefan explained that we had in the past had that area cut back 10 feet. He recently noticed several plants at that intersection have been tagged to be removed.

**III Council Representative – Mike Carrigan**

Mike Carrigan answered homeowner's concerns regarding Truckee Meadow Water Authority, Waste Management, and the lack of maintenance in the common areas of the Miramonte Development. He encouraged all the homeowners to keep contacting their representatives because they do respond to the outcry of the public.

**IV Approval of MINUTES**

**Motion:** Dave Sexton made a motion to approve the April 24, 2008 meeting minutes; Jim Baldwin seconded, motion carried unanimously.

**V Financial Report**

**A. Treasurer's Report**

**1. Financial Report – April, May, and June 2008**

Mary LeMay gave the unaudited financial report as follows:

Total Cash Assets	\$271,811.18
Architectural Deposits	\$ 9,449.46
Reserve Funds	\$124,572.52
Accounts Receivable	\$ 18,562.00
Prepaid Expenses	\$ 4,659.00
Total Assets	\$429,054.16

Total Liabilities	\$118,209.63
Total Capital	\$310,844.53
Liabilities & Capital	\$429,054.16

Stacie went through and explained each line item on the income statement.

**Motion:** Dave Sexton made a motion to approve the April, May, and June 2008 unaudited quarterly financial report; Mary LeMay seconded, motion carried unanimously.

## VI Reports

### A. Landscape Report-Dave Stefan

1. **Motion:** Dave Sexton made a motion to replace the tree and 2 shrubs in the small island on Santa Rosa not to exceed \$500; Jim Baldwin seconded, motion carried unanimously.
2. Discussed ideas for landscaping area next to drainage canal on Los Altos. \$10,000 from 2007 budget had been allocated to start landscaping this area  
**Motion:** Dave Sexton made a motion to award the split rail fence to Advanced Fencing for \$11.85 per sq./ft.; Jim Baldwin seconded, motion carried unanimously.

## VII Correspondence

### A. Owner Requests-Letters to the Board of Directors

1. Homeowner was present and addressed his correspondence. He asked the question if the association doesn't have a clear clean area behind homes in The Vistas if the association was liable if a house burns down as a result of a wild fire in the area. Dave explained that we have met with the City of Sparks and the Fire Department regarding this issue and are complying with the requests from these agencies. National Landscape will continue to clean up these areas in the down season and apply pre-emergent to help reduce growth.

## VIII Compliance Report

- A. Chris reported that there was 391 compliance letters sent for the quarter ending June 2008; 91 or 23% were lawn violations, 77 or 20% were RV, boat, other violations were garbage cans and nuisances etc.

## IX Old Business

- A. Stacie presented the information on the 3 insurance bids received by the association. Jim Baldwin talked with the insurance agents and presented the information he received.  
**Motion:** Jim Baldwin made a motion to accept the bid from abd Insurance to contract with CAU at an annual premium of \$12,454.00; Dave Sexton seconded, motion approved. Larry Kleinworth, who was unable to attend, was in favor of the American Family Insurance bid.
- B. The Board considered replacing the north boundary barb-wire fence, but felt if they did replace the fence it would have to be monitored and repaired daily or the association could be liable if someone got hurt. The Board felt the associations liability would decrease by removing the fence completely.  
**Motion:** Jim Baldwin made a motion that the north boundary barb-wire fence be removed and 3 bids be obtained. Dave Stefan authorized to award the bid based on price; Dave Sexton seconded, motion carried unanimously.
- C. **Motion:** Dave Sexton made a motion to award the bid for the iron-gate at the drainage area on Goodwin to Artistic Fence Company in the amount of \$997.00; Jim Baldwin seconded, motion carried unanimously.

## X New Business

- A. **Motion:** Dave Sexton made a motion to approve the Resolution to the Rules & Regulation regarding walls, trims, doors and window covering; Mary LeMay seconded, motion carried unanimously.

**B. Motion:** Dave Sexton made a motion to approve the Board of Directors Conflicts of Interest Policy; Mary LeMay seconded, motion carried unanimously.

**NEXT MEETING SCHEDULES**-Meetings are normally held the fourth Thursday of every third month. (October 23, 2008)

**XI Adjournment**

Being no further business, Dave Stefan adjourned the meeting at 9:00 p.m.

Respectfully Submitted,

\_\_\_\_\_  
Stacie Ciesynski

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Secretary, Board of Directors

The Homeowners have a right to have a copy of the minutes or a summary of the minutes of the following distributed upon request if the homeowner pays the association the cost of making the distribution. (NRS 116.3108 Section 3 Additional copies of the Agenda may be obtained at 1281 Terminal Way, Suite 217 Reno, Nevada 89502