

The Vistas Homeowners Association

QUARTERLY MEETING

BUD BEASLEY ELEMENTARY SCHOOL

July 26, 2007

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, President called the meeting to order at 6:32 p.m.

Introduction of Board Members and staff, for the record it was stated the meeting would be recorded.

II. Council Representative

A. Mike Carrigan, Sparks City Council

Mr. Carrigan stated everything was going great with the Legends project at the Sparks Marina and currently Shields is being built. Mike expressed disappointment over possibly losing the baseball team to Reno. He said there is a chance Sparks might get it back if Reno can't meet all the requirements by October 1, 2007. Mike also stated that in the last ten (10) years the City has doubled its net worth from both commercial and residential.

Questions were asked by homeowners about the roundabouts on Los Altos Parkway. The homeowners did not feel the roundabouts were effective solutions to the additional traffic on Los Altos. Mike stated that once the Mira Monte development builds the 660th house they are required to widen a portion of Los Altos. Mike also told the homeowners that when Mira Monte was getting built the City asked The Vistas homeowners whether they wanted a roundabout or a stop light and the homeowners wanted a roundabout. Mike indicated a video would be coming out soon showing how to use roundabouts correctly. A question was asked about whether or not the City was going to overlay the rest of Los Altos Parkway - Mike wasn't sure and said he would check into it.

Mike Carrigan, City Council Ward 4- home 626-6509, office 333-1364

Membership Form

Twenty five (25) homeowners were present.

- Question/Discussion on commercial trucks being parked on public streets and driveways. Dave explained the City of Sparks has an ordinance regarding oversized vehicles.
- Questions on lot maintenance, lawns, painting etc. Dave explained the office procedures for violations per our governing documents and NRS 116.
- A homeowner said she was proud to live in this area and thanked the Board and staff for their compliance efforts. She also asked if anyone could tell her how to get rid of the aspen shoots that are growing in her yard without killing the trees. Dave Stefan stated that Moana Nursery has a spray they say will kill the shoots.
- Homeowner expressed his concern over the lack of attendance at homeowner meetings. He felt our homes are extremely important and encouraged the Board and staff to continue to enforce the rules.

- Homeowner asked about the area on Canyon Parkway with broken trees, etc. The Board didn't think that area belonged to the association. The Board asked staff to call the school district to inquire about the area and see about cleanup.
- Homeowner asked about drainage on Canyon Run, Board stated that drainage issues were on the agenda and would be discussed later.
- Homeowner very concerned about the on-going lack of lot maintenance of a home in her neighborhood, Stacie assured her that it was being addressed.
- Homeowner asked if National Landscape could possibly pick-up any paper items, trash etc. they see along the parkway at the end of the day.
- Homeowner questioned the fact that upon purchase of their home they signed a contract to abide by the Governing Documents, and asked if those homeowners in violation of those documents could be considered in breach of contract. The Board thought it might just fall back under NRS 116, but agreed to look into the matter.

III. Approval of April 25, 2007 meeting minutes

Motion: Dave Sexton made a motion to approve the April 25, 2007 meeting minutes Mary LeMay seconded, motion carried unanimously.

IV. Financial Report

A. Treasurers Report

1. Financial Report-April, May and June 2007

Mary LeMay gave the financial reports as follows:

Total Cash Assets	\$319,568.35
Architectural Deposits	\$ 12,460.20
Reserve Funds	\$ 95,169.46
Accounts Receivable	\$ 12,475.16
Total Assets	\$439,673.17
Total Liabilities	\$150,848.73
Total Capital	\$288,824.44
Liabilities & Capital	\$439,673.17

Question was asked if a comparison from the prior year to the current year could be done for the Balance sheet. Stacie explained that a while ago they switched from cash basis accounting to accrual basis accounting and by January 2008 we should be able to have meaningful comparison information. Stacie encouraged anyone interested in the financial information to come to the office and she would provide whatever they wanted to see.

MOTION: Dave Sexton motioned to approve unaudited quarterly financial report; Mary LeMay seconded, motion carried unanimously.

V. Committee Reports

A. Landscape Report-Dave Stefan

Dave Stefan asked that Stacie give the landscaping report since she met with Mike at National Landscape that day. Stacie explained that she felt the meeting with Mike was very informative with explanations of irrigation leaks that needed repair immediately upon starting the spring maintenance as well as continual repairs that are needed on the parkway. Mike had his crew prune the trees in early spring and they are currently working hard to keep up with irrigation issues, mowing and weed abatement as time permits. A homeowner expressed his concern about the aging community in which we

live and encouraged the Board to start long-term planning for irrigation and plant/tree replacement on the parkway.

VI. Correspondence

A. Review correspondence from homeowner regarding inoperable vehicles.

MOTION: Dave Sexton motioned to re-visit this issue as a Board for a possible resolution and bring back to the quarterly meeting in October, Mary LeMay seconded, motion carried unanimously.

VII. Manager Report

A. Common Area, Open Space/Drainage Review

Stacie explained the drainage work being done by the City of Sparks in The Vistas. The homeowner's at 5236 Canyon Run and 1976 Canyon Ridge expressed their concern over drainage problems behind their homes in The Vistas. Stacie said she would contact Chris Cobb with the City of Sparks to see if they will be doing any drainage repair in those areas.

VIII. Old Business

A. Review/Discuss ratified fencing materials to include (3) stains

MOTION: Dave Sexton motioned to approve the amended fencing resolution to include fencing stains that are transparent and of natural wood tones, Jim Baldwin seconded, motion carried unanimously.

IX. New Business

A. Review/Approve Capital Improvement Resolution

MOTION: Dave Sexton motioned to approve the Capital Improvement Resolution defining any "Capital Item" as costing at least \$2,000.00 with the life expectancy of at least three years. Three bids will be obtained on all Capital items with reputable service providers who possess the proper licensing, Mary LeMay seconded, motion carried unanimously.

B. Review/Discuss Landscape Proposals on Southview & Vista Terrance

MOTION: Dave Sexton motioned to approve the bids to replace trees on Vista Terrace and plant perennial flowers on the hillside at Southview Drive, Mary LeMay seconded, motion carried unanimously.

NEXT SCHEDULED MEETING- Meetings are normally held the fourth Thursday of every third month (October 25, 2007).

X. Adjournment

Being no further business, Dave Stefan adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors