

## The Vistas Homeowners Association

### MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

July 28, 2011 - 6:00 P.M.

#### Board Members Present

Margaret Powell (Absent)  
James Baldwin  
William Wagner (Absent)  
Dave Stefan  
Tim Leighton

#### Staff Present

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

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### **I Call to Order**

James Baldwin called the meeting to order at 6:01 p.m.

Introduction of Board members; Jim introduced Dave and Tim and explained Margaret and Bill are out of town. Three Board members were present so a quorum was established. As required by NRS 116 the meeting was recorded.

Jim explained that the Membership Forum and Mike Carrigan would be switched to allow Mr. Carrigan to speak first.

### **II Council Representative – Mike Carrigan**

Mike Carrigan talked about:

- The property tax rebate that will need to be paid to Incline Village residents. He explained that the County is proposing a 1% tax on vehicles.
- The City of Sparks is in negotiations with Fire and Police Unions.
- Lowes and Discount Tires are being built at the Legends.
- Weeds along Vista Blvd will be taken care of.
  
- Stacie asked about the City changing ward boundaries. Mike explained that every election year the Ward boundaries have to be looked at. One ward cannot be more than 5% bigger than the nearest ward. The ward the association is in (Ward 4) has 25,000 people living in it and the nearest ward has about 18,000. Ward 4 is about 25% higher than the next ward and a reallocation needs to occur. Mike wants to keep The Vistas and he does not want them to split the area up. Homeowners can show up at the meeting for public comment on the issue or they can email Mike and he will read them at the meeting.
- Tim Leighton asked if the City was considering laying off firemen and if any stations were going to be closed. Mike explained that he does not want to layoff any firemen or police and that negotiations are currently happening. If an agreement can't be reached it is possible that layoffs will occur. He also said that the station in Wingfield Springs could be closed.
- Mr. Creecy asked about the yearly sewer increase. Mike explained that the increases in sewer were to make sure there was money for the Truckee River Flood Project.

### **III Membership Forum**

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

### **IV Approval of MINUTES**

**Motion:** Tim Leighton made a motion to approve the April 28, 2011 general meeting minutes as written; Jim Baldwin seconded, motion carried unanimously.

## V Financial Report

- A. Financial Report –Stacie Ciesynski gave the report for April, May, and June 2011 unaudited financial statements in Bill Wagner’s absence. Stacie reviewed the Certificate of Deposits that have matured and reported the balance was transferred into money market accounts. She also explained that due to the receipt of assessments that money was withdrawn from Nevada State Bank and deposited in First Independent Bank to keep balances within the FDIC limit.

**Motion:** Dave Stefan made a motion to accept the unaudited financial report for April, May, and June 2011; Tim Leighton seconded, motion carried unanimously.

Financial statements were reviewed in accordance with NRS 116.31083 subject to the year-end audit.

- B. **Motion:** Dave Stefan made a motion to accept the audited financial statements for December 31, 2010; Tim Leighton seconded, motion carried unanimously.

## VI Reports

- A. Landscape Report - Jim reported that additional cobble has been added to the small islands on Santa Barbara, Santa Rosa and Santa Lupe. Fractured rock was added to an area at Vista and Los Altos and a replacement tree will be planted in the center island on the South side of Santa Barbara by Palo Alto.
- B. Maintenance Report – The drainage work on the North side of Los Altos has been completed under budget.

## VII Correspondence

- Weed Abatement request – Mr. & Mrs. Bass presented pictures to the Board of the common area behind their home and the tall grass growing through their fence. Dave Stefan said that the area will be cleaned up and explained the current weed abatement contract with National Landscape.

Dave asked when the City would be cleaning out the storm drain at Los Altos and Canyon Parkway so the water drains properly.

A homeowner on Madrid said that nothing has been done to the area behind her home in the last 4 years. Dave said that if there is tall cheatgrass and grasses like behind Canyon Run then that area will be cleared. Dave reminded the homeowners that sagebrush would not be removed.

- The Board discussed homeowner requests and felt that if bushes or plants on the parkway are causing damage to a homeowner’s property that bush or plant should be cut back. If the plant dies it should be removed. Homeowners that have suckers growing in their yards from plants on the parkway can take the necessary action inside their property to remove the suckers from their yard.

## VIII Compliance Report

- A. Chris reported that there was a 26% increase in first time notifications from the second quarter of last year as compared to this year. It is not known exactly why there has been an increase, but could be the result of many factors like an earlier start on lawn and weed issues and foreclosures. Chris noted that homeowner written complaints seem to be down this year and also shared that many homeowners with vacant properties next to them in foreclosure are working together to pull weeds and maintain the property. Several dog walkers have been spotted not only cleaning up after their dogs but cleaning up after other dogs on the parkway as well.

## IX Old Business

- A. **Motion:** Dave Stefan made a motion to approved the Sound Wall Easement Deed & Agreement with the RTC; Tim Leighton seconded, motion carried unanimously

## X New Business

- A. **Motion:** Dave Stefan made a motion to approve the 2012 Financial Reserve Update as prepared by Resource 1, LLC; Tim Leighton seconded, motion carried unanimously.

- B. Motion:** Dave Stefan made a motion to accept the Resolution for the Vice-President to sign in place of the President when the President is absent; Tim Leighton seconded, motion carried unanimously.

## **XI Membership Forum**

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

- Cheryl Lehnert asked about the tightening of the bases of the mail boxes on Vista Terrace. Stacie explained that a homeowner tightened the bases that were loose and will be painting them when he gets back in town. Probably sometime in the fall.
- Jackie Miller complimented and thanked the staff for all that they do. The Board was also thanked for their hard work and volunteer service to the association.
- Ron Semenko asked about violations that he sees as he walks the neighborhood. He was told to call the office with the address and Chris can look up to see if a compliance letter had been sent.

**NEXT MEETING SCHEDULES** - Meetings dates: September 29, 2011 and Budget ratification meeting November 16, 2011 in the association office.

## **XII Adjournment**

**Motion:** Being no further business Tim Leighton made a motion to adjourn the meeting at 7:34 p.m.; Dave Stefan seconded, motion carried unanimously.

Respectfully Submitted,

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Stacie Ciesynski

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Secretary, Board of Directors