

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

September 25, 2014 – 6:00 P.M.

Board Members Present

James Baldwin
Larry Kleinworth - Absent
Jim Gaba
Scott Stromberg
Dave Stefan

Staff Present

Stacie Ciesynski, Community Administrator
Shannon Christie, Compliance Officer

I. Call to Order

Jim Baldwin called the meeting to order at 6:00 p.m.

Introduction of Board members: James Baldwin, Scott Stromberg, Dave Stefan and Jim Gaba were present, Larry Kleinworth was absent. Four Board members were present so 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.

III. Council Representative – Mike Carrigan

Mike Carrigan did not attend.

IV. Approval of Minutes

A. Motion: Dave Stefan made a motion to approve the July 17, 2014 general meeting minutes as written; Jim Gaba seconded, motion carried unanimously.

V. Financial Report

A. Financial Report –The unaudited financial report for July and August 2014 was received as presented by William Wagner.

VI. Reports

A. Landscape/Maintenance Report –Stacie explained that most of the mainline breaks and start up issues on the parkway have been resolved. There are a few areas that still need attention and The Groundskeeper is working on them. Jim Baldwin explained that a vegetation sterilant is being applied to the weeds growing in the dirt area where turf was removed. Once the weeds are gone, rock will be added to that area.

Jim also explained that he and Dave met with representatives from The Groundskeeper and some of the back logged projects will be completed over the next few months.

B. Motion: Dave Stefan made a motion to allocate funds from 2014 to be used for additional maintenance items in 2015. Those dollar items and allocations will be specified at the January 2015 meeting; Scott Stromberg seconded, motion carried unanimously.

VII. Correspondence

VIII. Compliance Report

For July and August 2014 there were 426 compliance issues documented. The majority of the issues were lawn maintenance problems. Shannon reported that she has seen an increase from last year, in homeowners painting

and doing other improvements to their homes. Bill Wagner asked how violations for the two months compared to last year. Shannon reported they were very similar.

IX. Old Business

- A. Two sealed bid proposals were received and opened. Bids were received from NCM Painting and SCK Painting and Drywall. The Board will look to have the wrought iron fence painted with 2014 general fund money.

Motion: Dave Stefan made a motion to award the bid to paint the light poles to NCM Painting. Additional money outside the reserve allocation will be charged to the general fund miscellaneous category; Scott Stromberg seconded, motion carried unanimously.

X. New Business

- A. **Motion:** Scott Stromberg made a motion to approve the \$6,368.80 Asphalt Maintenance proposal with \$1,494 for the overlay being paid out of reserve money; Dave Stefan seconded, motion carried unanimously.

- B. Jim Baldwin explained that T-Mobile has approached the Association to install a cell tower on Association open space. Two locations are being considered and those locations were presented to the homeowners. The Association would receive \$1,500 per month once the tower is constructed per the lease agreement. The lease agreement would run for five years with additional five, five-year options. The tower could either be a pine tree or water tower in the lower location or a much smaller structure could be built further up the access road. A question was asked when the tower would be built. Jim Baldwin explained that the Association is in the early stages of planning and negotiations with T-Mobile. Another homeowner explained that T-Mobile would also have to meet all City of Sparks requirements as well.

Barbara Gonzales expressed her opinion on the cell tower and felt the entire Association should be notified with the information and site locations.

Another homeowner suggested the agreement require the cell company to remove the tower after 5 years if the option was not renewed.

A question was asked about where the revenue would go. Dave Stefan explained that the revenue earned from the cell tower will go to the general fund to help offset the shortfall in the budget for 2015. Without this revenue, expenses would have to be cut or there could possibly be a small increase in assessments to cover the shortfall.

Motion: Scott Stromberg made a motion to move forward with negotiations with T-Mobile and approval of the lease agreement subject to legal counsel's review and approval; Jim Gaba seconded, motion carried unanimously.

- C. Stacie presented the 2015 reserve study update and explained the contribution amount for 2015 will be \$11,505.

Motion: Dave Stefan made a motion to approve the 2015 financial update reserve study; Jim Gaba seconded, motion carried unanimously.

- D. Stacie presented the proposed 2015 Operating and Reserve Budget information.

Barbara Gonzales asked how much money was generated from businesses advertising with The Vistas. \$1,160 has been earned year-to-day. Barbara thought this amount should be included in the budget as income. Additional discussion occurred over what could happen if the projected income from the cell tower is not received. It was explained that expenses would have to be cut to offset the loss of income.

Motion: Dave Stefan made a motion to approve the proposed budget for 2015 with the addition of \$1,500 in advertising income and the increase of postage expense to \$9,500; Scott Stromberg seconded, motion carried unanimously.

- E. The Association workers compensation coverage was explained.

Motion: Dave Stefan made a motion to look into moving the Association's workers compensation coverage from Wells Fargo Insurance to Menath Insurance with a cost not to exceed \$1,800. 2014 cost of coverage was \$1,506 and that amount should be used as a guide; Scott Stromberg seconded, motion carried unanimously.

XI. Membership Forum

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

- A homeowner asked how to get people to slow down on Goodwin Road. She has had the Sparks Police Department come out and put a radar speed sign on Goodwin. Jim Baldwin asked that she send a letter to

the office regarding her concerns and he will take it when he meets with a representative from the City of Sparks. Speed bumps and other speed calming devices were discussed.

- Bill Wagner asked to have the shrubs on the island at Canyon Run between Canyon Point Court and Los Altos trimmed. Stacie said she had already forwarded his request to The Groundskeeper. He also asked when the turf was going to be removed from a small island by the Digestive Health buildings. Stacie explained that The Groundskeeper will be taking care of that as well.

NEXT MEETING SCHEDULES – Meeting dates: Quarterly Board of Director Meeting’s are generally scheduled the fourth Thursday of every third month: Budget Ratification Meeting is scheduled for 10:00 a.m. on November 13, 2014 at the Association office.

XII. Adjournment

Motion: Being no further business Scott Stromberg motioned to adjourn the meeting at 7:35 p.m.; Jim Gaba seconded, motion carried unanimously.

Respectfully submitted,

Stacie Ciesynski

James Gaba, Secretary