

# The Vistas Homeowners Association

## MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

September 26, 2013 – 6:00 P.M.

### Board Members Present

James Baldwin  
Scott Stromberg - Absent  
Larry Kleinworth  
George Cammarota  
Dave Stefan

### Staff Present

Stacie Ciesynski, Community Administrator  
Shannon Christie, Compliance Officer

---

#### **I. Call to Order**

Jim Baldwin called the meeting to order at 6:07 p.m.

Introduction of Board members: James Baldwin, Larry Kleinworth, George Cammarota and Dave Stefan were present, Scott Stromberg 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 explained City contracts with union employees have been completed for the next two years and with property taxes coming back up and an increase in sales tax, the City will go into the new fiscal year with a surplus of funds. This will allow some previous services that were cut to be restored. In addition, the councilmen responded to several questions by homeowners.

#### **IV. Approval of Minutes**

**A. Motion:** George Cammarota made a motion to approve the July 18, 2013 general meeting minutes as written; Larry Kleinworth seconded, motion carried unanimously.

#### **V. Financial Report**

**A. Financial Report** –The unaudited financial report for July, and August 2013 was received as presented by William Wagner. **Motion:** George Cammarota made a motion to approve the July and August 2013 unaudited financial report; Dave Stefan seconded, motion carried unanimously.

**B. William Wagner** explained that Nevada State Bank recently instituted deposit transaction fees on their business money market accounts if over 50 items are deposited per statement. At a cost of 50 cents per item, it would be expensive for the association during billing cycles. Therefore, a checking account was opened at First Independent Bank with no transaction fees since the association is a not-for-profit organization.

**Motion:** George Cammarota made a motion to ratify the Unanimous Consent in Lieu of a Meeting to open a checking account at First Independent Bank; Dave Stefan seconded, motion carried unanimously.

**C. Motion:** George Cammarota made a motion to close all Nevada State Bank accounts; Dave Stefan seconded, motion carried unanimously.

#### **VI. Reports**

**A. Landscape/Maintenance Report** – Stacie presented the information submitted by The Groundskeeper in their third quarter 2013 overview. Dave Stefan asked if the office verified that four fertilizations had actually been done. He suggested next year that we try to confirm that they are fertilizing as required in the contract. Overall, The Groundskeeper has done a good job and the parkway looks good. Stacie reported that water

complaints from homeowners were substantially down this year as compared to previous years and that Jose is responsive and easy to work with.

- Jackie Miller commented on grass growing in the rocked areas of a few of the center islands on Los Altos. Stacie reported she saw it and has notified The Groundskeeper.
  - Barbara Suber asked about the two dead birch trees on the parkway. Stacie explained that bids for removal are in process.
  - Jackie Miller asked who was responsible to maintain the retaining blocks by the round-about on Vista Heights. The area keeps getting run over and the blocks are laying there like rubble. Jim said the issue would be looked into to try to determine who the area belongs to and who is responsible for it.
- B.** Jim asked Stacie to present additional maintenance and landscape items needed for 2013 and the funding source for these items. Based on review of the 2013 actual expenses to budget items, various budget categories were identified where expenses will be less than what was budgeted. **Motion:** Dave Stefan made a motion to redirect funds consisting of \$30,000 for drainage improvements, \$20,000 of the NSF grant money to fuels reduction, \$15,000 for turf reduction and water savings, with the balance for maintenance; George Cammarota seconded, motion carried unanimously.

## VII. Correspondence

A request was submitted to have the Board review an area along the pathway by light 17 to see if a fence is needed. Jim said the Board would look at the area.

## VIII. Compliance Report

Shannon reported for July and August of 2013 there were 440 compliance issues. Out of the 440 issues, 185 issues were documented and checked at a later date for compliance and 255 homeowners were contacted. Of the 255 homeowners contacted, 216 received notifications, 75 of the 216 received first courtesy notifications, 18 of the 75 received a notice for hearing, 8 went to a hearing, and 5 resulted in fines being issued. The majority of issues are lawns and weeds at 35%, then boats, trailers and RV's at 25%, 18% were visible garbage containers, and 10% were oil stains in the driveway. Miscellaneous and various items stored in front or the side of the home accounted for the remaining 12%. Shannon presented a graph showing compliance issues from previous years as compared to 2013.

## IX. Old Business

- A.** Jim presented information on the water savings data prepared by Barbara Hatch of GreenDesign Landscape Architects, Inc. for the area between Vista Blvd. and Santa Barbara Ave. The proposed plan was discussed and several homeowners gave their opinion. The project will be done in phases, contingent upon the funds available to do the work. **Motion:** Jim Baldwin made a motion to continue with the water reduction project and fund \$15,000 towards the work; Dave Stefan seconded, motion carried unanimously.
- B.** Jim explained that the use of gypsum had been recommended by Barbara Hatch based on the soils report that she received. **Motion:** Dave Stefan made a motion that we do not go forward with the use of the gypsum; Larry Kleinworth seconded, motion carried unanimously.

## X. New Business

- A.** The proposed changes to the policy were presented. **Motion:** Dave Stefan made a motion to approve the changes to the Fine and Construction Penalty Policy and Procedure; Jim Baldwin seconded, motion carried unanimously.
- B.** The proposed changes to the policy were presented. **Motion:** Dave Stefan made a motion to approve the changes to the Assessment Collection Policy; George Cammarota seconded, motion carried unanimously.
- C.** Scott Johnson with Wells Fargo Insurance notified the association that the underwriter for the association's workers compensation coverage expects rates for 2014 to remain the same as 2013. **Motion:** George Cammarota made a motion to accept workers compensation coverage; Larry Kleinworth seconded, motion carried unanimously.
- D.** The draft proposed budget was reviewed. No increase in assessments will be necessary for 2014. **Motion:** Dave Stefan made a motion to approve the proposed 2014 Operating and Reserve Budgets; George Cammarota seconded, motion carried unanimously.
- E.** **Motion:** Dave Stefan made a motion to approve the proposal from Asphalt Protectors; Larry Kleinworth seconded, motion carried unanimously.

## **XI. Membership Forum**

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

- Ardena Perry asked the Board about unintended sagebrush in people's front yards and asked the Board for clarification on the issue. Jim said that the Board would review the issue at the next architectural control meeting.
- James Fewins presented information to the Board on the lack of maintenance to the lot at 1736 Cloud Peak. This area was a paved parking lot for the model homes but the asphalt has been removed and now is full of sagebrush and weeds. There is also a construction trailer that is parked there that is not being used. The homeowner is asking the Board to request that the lot be maintained or have the association landscape company clean the lot. Jim said that the Board would take it under advisement and will get back to him.

**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, 2013 at the association office.

## **XII. Adjournment**

**Motion:** Being no further business Jim Baldwin motioned to adjourn the meeting; Dave Stefan seconded, motion carried unanimously.

Respectfully submitted,

---

Stacie Ciesynski

---

Larry Kleinworth, Secretary