

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL

September 27, 2012 – 6:00 P.M.

Board Members Present

James Baldwin
Margaret Powell
William Wagner - Absent
George Cammarota
Larry Kleinworth - Absent

Staff Present

Stacie Ciesynski, Community Administrator
Shannon Christie, Compliance Officer

I. Call to Order

Jim Baldwin called the meeting to order at 6:15 p.m.

Introduction of Board members; Jim Baldwin, Margaret Powell and George Cammarota were present. William Wagner and Larry Kleinworth were absent. Three Board members were present so a quorum was established. The meeting was recorded as required by NRS 116.

The new compliance officer, Shannon Christie, was introduced.

II. Membership Forum

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

- Lois Hurst asked about the plants at the stop sign at Santa Barbara and Los Altos. She explained that it is hard to see oncoming traffic at the four way stop.

III. Council Representative – Mike Carrigan

Mike Carrigan was not present.

IV. Approval of Minutes

Motion: Margaret Powell made a motion to approve the July 26, 2012 general meeting minutes as written; Jim Baldwin seconded, motion carried unanimously.

V. Financial Report

A. Financial Report – Stacie Ciesynski presented the unaudited financial report for July and August 2012 in William Wagner's absence.

Motion: Margaret Powell made a motion to approve the unaudited financial report for July and August 2012; George Cammarota seconded, motion carried unanimously.

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

VI. Reports

A. Landscape/Maintenance Report – Jim introduced Jose Mendoza, Production Manager and Alicia Denton, Account Manager with The Groundskeeper. Jose explained that Kelvin is no longer with The Groundskeeper and that Alicia is the new account manager for The Vistas. Alicia gave the landscape report for the last few months.

- Stan Miller asked if a 10-foot wide fire break would be done behind the homes on Goodwin. Jose explained that there was some confusion in the contract, but that has been corrected and there was a crew out there today that started clearing the fire break and will continue into next week until it is done.

- Ardena Perry asked how overgrowth of plants and trees over the fence and suckers growing outside the fence are going to be handled. Jose explained that they will coordinate with the office how to handle suckers and any large plant material in the area. Generally, plants and trees that hang over the fence will be removed up to 12 to 15 feet. Jim asked that a letter be sent to each homeowner before any plant material is trimmed that hangs over their fence in the common area.
- Jim asked about the trimming of plant material on Los Altos. Jose explained that there is quite a bit of plant material that has been neglected over the years. The Groundskeeper will do a proper cutback during the beginning and end of winter so that they will have a more natural look.

VII. Correspondence

VIII. Compliance Report

Jim reported that Shannon Christie will now be out in The Vistas working as the Compliance Officer.

IX. Old Business

X. New Business

- A. Liability & D&O Coverage – Jim presented information from the association’s insurance broker. Scott Johnson, obtained bids for the Liability and Directors and Officers Insurance Coverage for the association. CAU’s bid of \$14,379 for three consecutive years was the lowest bid received. CAU is the association’s current insurance carrier. Jim explained that the contract can be cancelled at anytime, which allows discretion for the Board if they choose to go outside Wells Fargo Insurance and go to bid next year. George Cammarota explained that cost is not the only consideration when evaluating the association’s insurance needs. He also explained that our current insurance agent is not able to offer bids from all insurance carriers.
Motion: Margaret Powell motioned to accept CAU’s bid; George Cammarota seconded, motion carried unanimously.
- B. Workmen’s Compensation Coverage for 2012 – Stacie explained that the workmen’s compensation coverage for the association renews January 23rd of every year. An estimate from the underwriter came back at about \$1,850 for 2013 for budgetary purposes. The association will request a firm quote 60 days out from the renewal date.
Motion: Margaret Powell made a motion to accept the workmen’s compensation coverage estimate at an annual price not to exceed \$2,000; George Cammarota seconded, motion carried unanimously.
- C. 2013 Operating and Reserve Budgets – A general review of the proposed 2013 budget was presented. Information relating to the cost and difficulties in bringing reclaimed water to Los Altos Parkway was also presented.
Motion: Margaret Powell motioned to adopt the proposed 2013 Operating Budget for the association; George Cammarota seconded, motion carried unanimously.
Motion: Margaret Powell motioned to adopt the proposed 2013 Reserve Budget for the association; George Cammarota seconded, motion carried unanimously.

XI. Membership Forum

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

- A homeowner expressed his concern over speeding vehicles in his neighborhood and around Bud Beasley Elementary School. He has contacted the police department with his concerns. Minutes from the previous meeting, that contained the discussion with Jon Ericson, Transportation Manager with the City of Sparks and Lieutenant Thomas, City of Sparks Police Officer, was given to the homeowner for his information. The homeowner also asked about the large cracks that are occurring in the roads which are becoming a problem. Stacie will try to get information from the City of Sparks on crack filling. This information will be included in the newsletter.

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 14, 2012 at the association office.

XII. Adjournment

Motion: Being no further business Margaret Powell made a motion to adjourn the meeting; George Cammarota seconded, meeting was unanimously adjourned at 7:25 p.m.

Respectfully submitted,

Stacie Ciesynski

Secretary, Board of Directors