

The Vistas Homeowners Association

MEETING MINUTES

BUD BEASLEY ELEMENTARY SCHOOL
September 29, 2011 - 6:00 P.M.

Board Members Present

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

Staff Present

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

I Call to Order

Margaret Powell called the meeting to order at 6:00 p.m.
Introduction of Board members; Margaret Powell introduced Dave Stefan, Jim Baldwin and Bill Wagner.
Tim Leighton was out of town. 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

Motion: Jim Baldwin made a motion to approve the July 28, 2011 general meeting minutes as written; William Wagner seconded, motion carried unanimously.

V Financial Report

- A. Financial Report –William Wagner gave the report for July and August 2011 unaudited financial statements.
Motion: Dave Stefan made a motion to accept the unaudited financial report for July and August 2011; Margaret Powell seconded, motion carried unanimously.
Financial statements were reviewed in accordance with NRS 116.31083 subject to the year-end audit.
- B. Margaret explained that after a conversation with our attorney we will not be establishing a fund for property foreclosures.

VI Reports

- A. Landscape/Maintenance Report – no report

VII Correspondence

VIII Compliance Report

- A. Chris reported that from the beginning of April until last week, 183 addresses were contacted for yard/lawn issues and 246 addresses for weeds. Chris explained that he may check back on a property sometimes 10 to 14 times throughout the season if the issues are not brought into compliance. On average about 125 pictures are taken and about 64 compliance issues are handled a week.

IX Old Business

X New Business

- A. Landscape Maintenance sealed bids were opened and reviewed. Reno Green Landscaping, The Groundskeeper, Cordova Lawns, Grillo Landscape Solutions, and National Landscape submitted bids. **Motion:** Dave Stefan made a motion to research the bids further and schedule a Board meeting before the Budget Ratification meeting on November 16, 2011 to award the contract for landscape services; William Wagner seconded, motion carried unanimously.
- B. **Motion:** Dave Stefan made a motion to accept the quote from Williamsburg National for workers compensation coverage at a cost of about \$2,070 unless the amount is substantially different in December; William Wagner seconded, motion carried unanimously.
- C. **Motion:** Dave Stefan made a motion to accept the proposed 2012 operating and reserve budgets as written; Jim Baldwin seconded, motion carried unanimously.
- D. Margaret reviewed the list of projects for maintenance improvements to Los Altos Parkway and other areas. She explained that these maintenance projects were only possible because the association was successful in its bid process for swale maintenance which left some surplus money as well as current year maintenance funds. **Motion:** Jim Baldwin made a motion to accept the maintenance work in the order of priority that was mentioned; Dave Stefan seconded, motion carried unanimously. (Bill Wagner stepped out and was not present for the vote. A quorum of Board member was still present to conduct the meeting and the vote).
- E. Stacie reviewed the changes to the Assessment Collection Policy. **Motion:** Margaret Powell made a motion to accept the changes to the Assessment Collection Policy; Jim Baldwin seconded, motion carried unanimously.
- F. **Motion:** Jim Baldwin made a motion to adopt the Resolution Pertaining to Parliamentary Procedures; William Wagner seconded, motion carried unanimously.
- G. Margaret explained that our attorney is still reviewing the Drainage and Maintenance Road Easements so this item will be included on the agenda when it's finalized.

XI Membership Forum

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

- Lois Hurst asked why some of the pine trees are dying on the parkway.
- A homeowner asked if there was a policy on pigeons, and if not, he feels the association needs one. Margaret explained that this is a county, health department or animal control issue. It was suggested that an article could be included in the next newsletter on pigeons. Ardena Perry volunteered to get more information on the issue and thought it was a department of wildlife issue. She cautioned the association against setting a policy against feeding birds.
- Barbara Gonzales asked if the nuisance section of the CC&R's had ever been used for enforcement of dogs defecating on parcels. It was explained that this was difficult to do since you have to know exactly who is allowing their dog on the parcel. To be able to enforce the action you would need pictures to document it.

NEXT MEETING SCHEDULES - Meeting dates: Board Meeting and Budget Ratification meeting - November 16, 2011 in the association office at 10:00 a.m.

XII Adjournment

Motion: Being no further business Jim Baldwin made a motion to adjourn the meeting at 7:48 p.m.; Margaret Powell seconded, motion carried unanimously.

Respectfully Submitted,

Stacie Ciesynski

Secretary, Board of Directors