

October 24, 2015

Dear Vistas Homeowners,

As I begin this letter I am saddened over the recent loss of Larry Kleinworth who was our current President for the Association. Larry had been on your Board for the last three years and had served as Secretary and Vice President. Larry cared about his community and this was evident by his continued service to our Association. Larry was always the first to arrive at every meeting and would tell the staff that it was the highlight of his day. Larry will be missed.

As Vice-President for the Association, I will be assuming the position of President. William Wagner has agreed to join the Board of Directors and finish out Larry's term. Bill is currently the Treasurer so it seemed a natural transition for him to also be a Board member. The Vice-President position will remain open until elections are held next year. Please be thinking about whether you would like to be a part of the Board of Directors and would consider running for a position.

As we look to 2016 and try to evaluate the financial needs of the Association, the Board has put together the proposed operating budget which is included with this letter. The 2016 Reserve Budget is also included for your information. Over the last 8 years your assessments have remained the same and are among the lowest in the area. 2016 will see increases in the landscape contract, office rent, employee expense, and reserve contribution amounts. To offset these increases, assessments will need to be changed from \$138.00 to \$145.00 semi-annually or \$1.16 per month. This increase will bring roughly \$20,500.00 in additional income to the Association and allow the other areas of the budget to be maintained at a reasonable amount. Raising assessments is never easy and is only done when a reasonable budget cannot be maintained at the current level of income. These budgets were reviewed and adopted at the September 24, 2015 Board of Directors meeting.

Also enclosed for your review is the 2016 updated Reserve budget which funds the repair, replacement, and restoration of major components of the "common elements". The Reserve budget is not designed to be used for the daily maintenance of the Association. Based on the report, the contribution for 2016 will be \$15,237. This contribution amount was increased from 2015 due to a flood repair category being added. This addition to the reserve study will help to restore the drainage areas when the community is hit with heavy rain storms, like we experienced this year.

NRS 116 requires that the adopted budgets be ratified by the general membership of the Association. The attached budget, as presented, will take effect January 1, 2016 unless a majority of the overall membership attends the meeting below, votes and opposes it. The membership meeting for ratification of the 2016 Operating and Reserve Budgets is scheduled for Thursday, November 12, 2015 at 10:00 a.m. in your Association office at 1281 Terminal Way, Suite 124, Reno. A copy of the agenda is included. A Board of Directors meeting will follow the budget ratification meeting in the Association office. The agenda for the Board of Directors meeting will be posted on the Association website at vistashoa.com and copies will be placed in the agenda boxes on Los Altos Parkway 10 days prior to the meeting.

Questions can be emailed to Info@vistashoa.com, or you can call the Association office at 775-786-0500.

Sincerely,

Dave Stefan, President