

**CIMARRON MASTER ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Monday, October 16, 2017

Edward Van Gorder Elementary School, 7650 Campello Way, Sparks NV 89436

1. Call Meeting to Order/Roll call: 6:09pm; A quorum was established.

Board Members Present: Pat Warmouth, President; Ed Arnold, Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer and Gary Munson, Director (6:19pm)

GWAS: Valerie Hand, Community Association Manager
Cassandra Ellis, Provisional Community Association Manager

Homeowners Present: Stacy Piro, Danna Turner and Gerald Peters

2. Members Forum-Agenda Items Only: No members present had comments.

3. Committee Reports:

- **Landscape:** Pat Warmouth reported on the theft and vandalism problems. She also updated the Board and members present that the problems with the entry pond will be done after the water is off for the season. There was a brief discussion about the theft of backflows this season.
- **ARC:** Pat Warmouth advised owners must get approval for any outside changes that can be seen from the street or above the fences of backyards.
- **Compliance:** Mark Miskulin reported that there is active enforcement being pursued on the homes not up to standards. There was an extended discussion about the compliance process and NRS restrictions and powers within the Association for enforcement of certain types of violations, to help the owners present understand the limitations about sharing information about individual homes.

New Business

4. Approval of Board Meeting Minutes for 7/17/17 and 8/28/17-Tabled

5. 2018 Update to Reserve study-Pat Warmouth and Valerie Hand explained the funding levels and how funds from Operating may be moved to fully fund the Reserve account. There are several items that need more research before the Board can adopt a revised version. The discussion surrounded getting bids for future work and possible funding at year end only.

6. 2018 Budget Draft review/adoption: Valerie Hand went over the changes that were made to the budget. The most substantial change was adding a large line item to begin to address the aging landscaping of the common areas in the amount of \$200,000. Gary Munson moved to adopt as submitted, seconded by Phil Tooze. The motion passed unanimously.

7. Review/acceptance of monthly financial reports: Mark Miskulin reported the following:

All homeowners have the right to have a copy of the audio recording, the minutes, or a summary of the minutes of this meeting distributed to him/her upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Minutes are available for free by going to www.SparksCimarron.com

As of August 31, 2017 there was a cash balance of \$552,444.69 in the Operating accounts. Some of this balance represents Accounts payable, prepaid assessments and unearned income in the amount of \$54,154.12. This leaves a true operating balance of \$498,290.57. There is a cash balance in the Reserves account in the Amount of \$158,105.30. 2017 Budget Expense Categories are as follows:

- **General & Administrative:** Under budget \$1,389.69
- **Repairs & Maintenance:** Under budget \$16,035.39
- **Taxes & Insurance:** Over budget \$2,038.78
 - mainly due to unanticipated property taxes
- **Utilities:** Over budget 5,171.20.
 - This is expected to increase before the year is over mainly due to water bills being higher than budgeted.

Phil Tooze moved to accept as presented, seconded by Gary Munson. The motion passed unanimously.

8. **Review/approve needed asphalt walking trail repairs**-Mark Miskulin moved to approve review of both the walking trails and drainage channels not to exceed \$1,000 each. Seconded by Gary Munson. The motion passed unanimously.

9. **Approval of updated collection policy to comply with NRS 116:** Valerie Hand explained that every two years there are changes to NRS 116. This year the collection policy was changed. By law, to match active military protections given under Federal protection from lenders to apply and match at the state level for protections from HOA's from foreclosure of unpaid assessments. Gary Munson moved to approve, seconded by Phil Tooze. It passed unanimously.

10. **Open Forum Non- Agenda Items Only:**

Stacy Piro thanked Management and the Board for taking the time to answer some questions during the meeting.

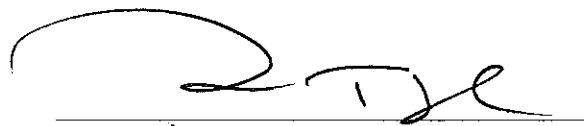
Gerald Peters was upset about the lack of a response from anyone (Management or the Board) with regard to a written letter he sent to EMBC that didn't get forwarded during the transition.

There was more open discussion about compliance enforcement and how the HOA can work under and Abatement process to get abandoned homes looking better.

11. **Adjourn Meeting: 6:59pm**

Executive Meeting was held to review delinquent accounts and hold compliance hearings.


Submitted by: Valerie Hand


Board Acceptance

All homeowners have the right to have a copy of the audio recording, the minutes, or a summary of the minutes of this meeting distributed to him/her upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Minutes are available for free by going to www.SparksCimarron.com