

CIMARRON MASTER ASSOCIATION INC.

Monday, April 16, 2018
Edward Van Gorder Elementary School
7650 Campello Way, Sparks NV 89436
Meeting Minutes

1. Call Meeting to Order/Roll call: 6:15pm

Board Members Present: Pat Warmouth, President; Ed Arnold (6:15 pm), Vice President; Philip Tooze, Secretary; Mark Miskulin, Treasurer

GWAS: Valerie Hand, Community Association Manager

Homeowners Present: None

Guest Speaker: Seth Padovan & Kent

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

3. Committee Reports:

Landscape-Cesar with Signature was present to updated Board on work progress. He reported the following:

- Upgrade of all timers completed.
- The water is turned on and irrigation repairs are underway
- The valves for all areas are replaced but the repairs of the actual irrigation lines is still in progress.
- The cement pad for the RPA at Soral will be re-poured with cost being paid by Signature
- Discussion about pond and the grates. There is a large pump that requires a lot of water which is why the pond configuration can't be changed too much from the current design. Discussion about how the set up is now with rock on top and the possible alternatives. Cesar thinks lava rock may be the best option because it's the lightest one that would help with weight for the grates.
- Creeping vines done long good on the water feature with the way they were moved. Cesar agreed and would place them back the way they were prior to their adjustments.

ARC- There have been 10 submission for the year but this is expected to increase with paint notices going out. The e-mail approval process is working well and helps with speed of reviews.

Compliance- Mark Miskulin reported there were 65 notices in the first quarter for trash cans, holiday lights and parking. There are 135 paint notices that are going out with violation notices scheduled for the early part of May for hearings in July.

New Business

4. Approval of Board Meeting Minutes for 1/22/18: Phil Tooze moved to approve as submitted, seconded by Mark Miskulin. It passed unanimously.

5. Review/acceptance of monthly financial reports from 12/2017-3/2018: Mark Miskulin reported that as of March 31, 2018 there was a cash balance of \$597,653.27 in the Operating accounts. Some of this balance represents Accounts payable, prepaid assessments and unearned income in the amount of \$96,441.71. This leaves a true operating balance of \$501,211.56. There is a cash balance in the Reserves account in the Amount of \$126,852.86.

2018 Budget Expense Categories are as follows:

- General & Administrative: Over budget \$599.55
 - Collections costs being the mail reason which is billed back to owners

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, upon request by going to www.gwascorp.com or SparksCimarron.com

- Repairs & Maintenance: Under budget \$69,225.00
 - Very little of the landscape enhancements paid to date
 - No ditch maintenance paid to date
- Taxes & Insurance: Under budget \$822.50
- Utilities: Under budget \$403.06.

Mark Miskulin moved to accept reports as submitted, seconded by Phil Tooze. It passed unanimously.

6. Review drainage report/maps as presented Padovan Consulting: Seth Padovan and Kent were present and provided a large map, inspections spreadsheets and a CD with the civil plans and records. There was a discussion about the priority work and the short and long term plans. The short term plans would include the removal of vegetation from the bottom of all channels and well as the sediment build up. This would be about 95% of the work needed as there has been only minimal work done over time. Seth stated that channels were doing well considering the lack of serious maintenance over the past 20 years and the large storm events of 2017. The Annual program he would recommend would include keeping the vegetation out once removed and suggested this could best be accomplished by working this into their annual service contract. They did solicit bids for cleaning the channels as the priority work to be done in the next 1-2 months and a second round of clearing for later in the season with bids for work to be submitted now and for the July meeting. Only Signature provided a bid for the work to be done now, but 4 bidders were asked. Seth stated the bid was reasonable but would like to see if anyone else bids before a decision in made and future funding plans are created. It was agreed the Board would wait to see if any other bids were submitted and approve between meetings by e-mail upon Seth's recommendations. Valerie Hand stated a Reserve study update should also be done to confirm how the channel work will impact funding and future budgets.

7. Review options/costs for common area fence pillar repairs: There were two bids that were reviewed. There was discussion and questions of both bids. Management will get added information for review at the July meeting. No decision was made

8. Review fire fuel bids for native vegetation in two common area parcels. The bids were reviewed but there were several questions/concerns about the lower bid and clean up work that might be needed. Management will get added information for review at the July meeting. No decision was made.

9. Business conducted between meetings

- Approval to replace all timer stations at a cost of \$17,406.00
- Approval to proceed with rock replacement at a cost of \$8,232.00
- Approval to fix sidewalk and remove tree at a cost of \$1,932.00
- Approval to move CD expiring 4/12/18 to Reserve account with Mutual of Omaha
- Approval to open a new Reserve account with Mutual of Omaha

10. Open Forum Non- Agenda Items Only: Brief discussion about 7/6/18 meeting and if there should be a notice sent to remind owners about the change in location.

11. Adjourn Meeting: 7:40pm

Executive Meeting was held to review delinquent accounts approve prior meeting minutes and hold compliance hearings for 5 homes.



Submitted by: Valerie Hand



Board acceptance

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