

**CIMARRON MASTER ASSOCIATION INC.**

**Monday, July 16, 2018**

**Red Hawk Golf Course-meeting room  
600 N. Wingfield Pkwy, Sparks NV 89436  
Meeting Minutes**

**1. Call Meeting to Order/Roll call: 6:00pm**

**Board Members Present:**

Pat Warmouth, President

Philip Tooze, Secretary

Gary Munson-Director

Ed Arnold, Vice President

Mark Miskulin, Treasurer

**GWAS:** Valerie Hand, Community Association Manager

**Homeowners Present:** Bruce Rodela and Charlie Daniels

**Guest Speakers:** Seth Padovan, Justin Trimble and Greg Topel

**2. Members Forum-Agenda Items Only:** Bruce Rodela expressed concern about the area behind his home and fire dangers. His most specific concern was a dead pine tree. He also thanked the Board for their efforts on behalf of the Association.

**3. Committee Reports:**

**4. Landscape-Signature** representatives Justin Trimble and Greg Topel were present to discuss with Board.

- **Pond problems/solutions:** Justin Trimble updated the Board that the rock had been pulled back off of the grates so the pond could be better viewed by Seth Padovan. This was done at no charge to the Association. There was an open discussion about various options for the water feature. Everyone was in agreement that Seth would need to better evaluate to flow capacity for the ideas discussion. There was a discussion and agreement by the Board that the grates should be removed immediately.
- **Ongoing issues with regular contract maintenance**
  - i. **Electrical problems-** Irrigation systems on Batteries versus NV Energy supply. It was reported that the battery operated timers are mostly in the native vegetation areas. The batteries are replaced once per year by Signature. After some discussion it was agreed that no action should be taken to put working timers on battery systems.
  - ii. **Irrigation/weeds still not being addressed in timely manner-** Justin and Greg agreed the property could be better but is much improved with most areas now under control.
  - iii. **Correct annual schedule for review and distribution to owners-** A map will be provided to Valerie Hand along with a corrected schedule so Owners, Board and Management know when to expect certain contract services.
- **ARC report:** Most of the request have been for paint with only two ARC requests being declined.
- **Compliance report:** 116 for paint and another 87 for other compliance matters.

*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](http://www.gwascorp.com) or [SparksCimarron.com](http://SparksCimarron.com)*

## New Business

4. Approval of Board Meeting Minutes for 4/16/18: Ed Arnold moved to approved, seconded by Gary Munson. It passed unanimously.
5. Review/acceptance of monthly financial reports through 3/2018-5/2018: Mark Miskulin moved to accept as submitted, seconded by Gary Munson. It passed unanimously.
6. Review drainage report/maps as presented Padovan Consulting: Seth Padovan reported the plan is now to address the sediment removal for this round of work. He requested 4 bids but only two responded (Seth speculated it was too much work during a busy time for bidders) The bids submitted were from EPS for \$37,895 and NEC for \$29,300. The job would be done all at once with hot/dry being preferred over Wet/rainy season. Valerie was asked to send the information to the Board for a final review and approval for NEC to proceed with the work.
7. Review options/costs for common area fence pillar repairs: Options were reviewed from Signature, Tricor and NV Drywall. Phillip Tooze moved to accept bid from NV Drywall, seconded by Gary Munson. The motion passed unanimously.
8. Review fire fuel bids for native vegetation in two common area parcels.: Gary Munson moved to approved the native areas to be done with mastication technique, seconded by Phillip Tooze. It passed unanimously.
9. Review bids for tree work at main entry around pond: Bids from Signature (4,565) and Arbor Pros (1,950) were opened and reviewed. Ed Arnold moved to approve bid from Arbor Pros, seconded by Gary Munson. The motion passed unanimously.
10. Review/approve draft audit for 2017 financials: Mark Miskulin moved to accept, seconded by Phillip Tooze. It passed unanimously.

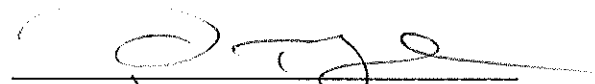
## 10. Business conducted between meetings

- Approval to close City National Contingency account in the amount of \$10,112.30 to transfer to Reserve fund.
11. **Open Forum Non- Agenda Items Only:** *This is a time devoted to comments by unit owners and discussion of those comments for items not listed on the Agenda. Except in an emergency, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on a future Agenda as an item upon which action may be taken pursuant to NRS 116.3108.*

## 12. Adjourn Meeting; 7:10pm

**Executive Meeting was held to review delinquent accounts approve prior meeting minutes 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, upon request by going to [www.gwascorp.com](http://www.gwascorp.com) or [SparksCimarron.com](http://SparksCimarron.com)*