

Cimarron Master HOA
Monday, January 14, 2019 at 6:00 p.m.
600 N. Wingfield Pkwy, Sparks NV 89436
Meeting Minutes

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

Mark Miskulin, President

Ed Arnold, Vice President (Absent)

Philip Tooze, Director

Pat Warmouth, Treasurer

Gary Munson-Secretary

GWAS: Valerie Hand, Community Association Manager

Homeowners Present: Dave & Jennifer Keller, Jeff Holzhauser, Stacy Piro, Steve & Sue Rulli and West & Kathy Clark.

1. **Members Forum-Agenda Items Only:** Members present wanted to wait to speak during the landscape report on the La Posada improvements.

2. **Committee Reports:**

- **Landscape**-There was a long period of time allowed for open discussion from the members present about their thoughts and concerns. Pat Warmouth began by providing some history as she understood it from prior discussions with different City officials and her own observations. Some of the items that were discussed are as follows:
 - The back fencing of many owners along this area is in need of repairs. Management will be focusing on this particular issue in 2019.
 - Sprinklers hit the wood fenced and stain the wood. The Board is aware of this problem and has been changing the irrigation systems throughout the community as a result of the 20 year problem.
 - Research needed with City for timelines for Improvements to widen La Posada before spending any money in this area.
 - Research needed by Seth Padovan to try to find records for easements and/or ownership of the frontage road
 - Entry landscape was better in 2018 but more rare is still needed in the native areas and more fire fuels work should be done.
 - Pat Warmouth stated she wanted to see more work at Calle De Oro and Compello across from the school. There's a narrow strip of grass with a leaning tree. There a fungus in the grass area and she feels this is a good area to consider changing at the April meeting. Also around Pavo Real.
- **ARC report:** The requests were light due to winter months. Only 7 requests in the last quarter.
- **Compliance report:** Mark Miskulin reported that it's been quiet. The last tour was focused on 2019 paint. The Board asked that more specific language be in place to remind owners they must not change color without approval.

New Business

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

4. **Approval of Board Meeting Minutes for October 2018:** Mark Miskulin moved to approve as submitted, seconded by Pat Warmouth. It passed unanimously.
5. **Review/acceptance of monthly financial reports through 9/2018-11/2018:** Pat Warmouth summarized the balances in the Operating and Reserve accounts for the members present and encouraged them to review in full by requesting from Management to save time during the meeting. Mark Miskulin moved to accept, seconded by Gary Munson. The motion passed unanimously.
6. **Open and approve bid for 2018 CPA audit and tax filing:** The bids were opened and read as follows: Gene Clawson \$4,500; Jackson & Jackson \$3,500; Banfiled #3,025; Hilburn & Lein \$2,975. The Board preferred to use a local CPA. Gary Munson moved to accept bid from Jackson, seconded by Phil Tooze. The motion passed unanimously.
7. **Review/Approve bid from Padovan Consulting to research sidewalk obligation for common area:** Pat Warmouth moved to approve, seconded by Mark Miskulin. The motion passed unanimously.

Discussion only: Proposed dog park conversion by City of Sparks to part of Del Cobre Park: The Board and the members present shared information and opinions about the proposed park that were obtained by Sue Rulli. Sue was thanked for her information and asked to keep the Board informed if she found any additional information on the proposed park. The park is not under the control of the HOA so the best the Board can do is support sharing of information for other interested parties either for or against the proposed changes.

8. **Business conducted between meetings**

- Board set remainder of 2019 meeting dates
- Insurance renewal on 1/13/19
- Closed City National accounts and open a new account with Seacoast Bank

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

- A member suggested better signs at the entrance like Wingfield Springs has.
- A member asked if Cimarron was a part of Wingfield Springs. No we are not was the answer.
- A member suggested more uniformity in the fences and better compliance enforcement of the ones in disrepair would be appreciated and help property values.
- A member asked about the ARC process

10. **Adjourn Meeting: 7:15pm**

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



Submitted by: Valerie Hand



Board Acceptance

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