

Monday, April 15, 2019

Red Hawk Golf Course-Board meeting room

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

3 owners present: Christian Wigger, Sue Rulli and Stacey Piro

Guest speaker: Seth Padovan with Padovan Consulting

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

3. Committee Reports:

- **Landscape**-Pat Warmouth asked Management when the pond would be activated. Valerie will follow up to get a date. Valerie Hand also reported that she had requested for bids to clean up fire fuels junk piles and area between homes from NEC and Signature but neither submitted by the meeting. The Board will review via e-mail when received. Mark Miskulin asked that future bids from Signature have a breakdown of labor and materials.
- **ARC report**- Ed Arnold reported 8 requests since last meeting most in the last 3 weeks and he would expect this to pick up now that the weather is changing.
- **Compliance report**- Mark Miskulin reported that there were 20 fence repairs; 36 painting started for 2019 to give owner adequate time to prepare to get homes done; 34 other compliance issues cited in first quarter of 2019.

New Business

4. Approval of Board Meeting Minutes for January 2019: Ed Arnold moved to approved with corrections to the Board positions, seconded by Phil Tooze. It passed unanimously.

5. Review/acceptance of monthly financial reports through 12/2018-2/2019: Pat Warmouth reported the account balances of the Operating and Reserve accounts as well as a summary of performance against budget for the expense categories with there being a net result of the Association outperforming the budget by \$3,634 as of 2/28/19.

6. Review/Approve bids requested by Padovan Consulting for 2019 Drainage work-Seth Padovan reported that he had done a job walk and obtained 3 bids for contractors for the work and he assured the Board that he was confident they were all bidding for the same scope of work. Bids were opened and read as follows: Signature 34,187, NEC 13,862.50 and Reno Green \$10,450. The Board discussed the merits of the two lower bids. Seth assured the Board that any choice would do a good job. Valerie Hand pointed out the Reserve budget for 2019 was \$51,000 so the bids under consideration were well under what was anticipated. Seth noted there was new sediment that could be cleaned with the excess funds for 2019. Mark Miskulin moved to accept bid from Reno Green, seconded by Gary Munson. The motion passed unanimously. The board was in agreement to have additional work done after evaluating the quality of work by Reno Green for the first bid.

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

7. Review report from Seth Padovan regarding the City of Sparks on La Posada: Seth Padovan reviewed his written report with the Board that he could find no documents that outlined adding a sidewalk. The current plans follow what was in the original handbook. Pat Warmouth noted that she had issues with the way the sidewalk that connects to the private walking trail was done. She wanted to pursue options with the City to remedy the problem. Seth advised that the best first step should be to reach out to the representative for their district with concerns and propose a conceptual landscape design with a new sidewalk if it seems the idea would be well received. There are other factors that could sway the proposal such as a round a bout at the corner which would require Association approval which could be used as a “bargaining point”.

- Seth will follow up with City for removal of vegetation and old fencing along roadway that was verbally committed to by John Martini.
- The HOA will defer taking a more formal legal action regarding the city connecting to HOA walking trail. They will first try Seth’s suggestions to reach out the individual decision makers. Seth gave the names John Martini, John Erickson and Neil Krutz as possible starting points.
 - Good language to use with representatives is..... The character of the landscaping no longer integrates with the surrounding properties and the current sidewalk leads the users over private property as their only paved passage.

8. Review bid from Signature for landscape enhancements: After a discussion and review of photos of the areas to be changed Gay Munson moved to approved the bid, seconded by Phil Tooze. It passed unanimously. There was a suggestion that Management bring a full sized color map to future meetings to assist Board in identify areas in need of work.

9. Business conducted between meetings: None

10. Open Forum Non- Agenda Items Only:

Sue Rulli gave the Board an update on the dog park proposed. After a few other owners started to speak up the City elected to not pursue the area since it is too small. The City has other larger parks being built where a dog park of a larger size would be installed instead.

Christian Wigger asked the Board to consider using a more environmentally safe chemical for weed abatement. Valerie Hand stated she could ask Signature what the cost difference would be for Board consideration. Valerie is also to get back with him about the area around his home to verify if it is HOA or his property to maintain.

11. Adjourn Meeting: 7:05pm motioned by Mark Miskulin, seconded by Ed Arnold.

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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