

CIMARRON MASTER ASSOCIATION INC.
Monday, October 14, 2019 at 6:00 p.m.
Red Hawk Golf Course-Board meeting room
600 N. Wingfield Pkwy, Sparks NV 89436

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

Mark Miskulin, President	Ed Arnold, Vice President
Philip Tooze, Director	Pat Warmouth, Treasurer
Gary Munson-Secretary	
GWAS: Valerie Hand, Community Association Manager	
Owners present: Stacy Pietro, Steve Rulli and Sue	

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

3. Committee Reports:

- **Landscape**-Pat Warmouth reported water times are being adjusted down and the water feature is off for the season. The open space work has also been completed.
 - **Review sealed bids for new Landscape contract/company for 2020:** Bids were opened and read as follows: Signature \$14,929 month; All Seasons \$15,362 month; Reno Green \$14,910 month; Reliance \$14,133 month. No further action was taken on this item.
 - **Review/approve bid to remove overgrown/mature landscaping at 9 locations:** Pat Warmouth moved to approve the work, seconded by Phill Tooze. The motion passed unanimously.
- **ARC report**-Ed Arnold reported there was a lot of activity earlier in year but it has slowed down. There was a brief discussion about paint colors between board members.
- **Compliance report**_ Mark Miskulin reported on the types of violations most commonly cited and noted there was nothing glaring at this time. Ed Arnold asked for clarification on allowing basketball hoops to be left out. Management is to review and look at current law and the current rules for future discussion about the enforcement.

New Business

- 4. Approval of Board Meeting Minutes for July 2019:** Mark Miskulin moved to approve, seconded by Gary Munson. The motion passed unanimously.
- 5. Review/acceptance of monthly financial reports through July 2019-Sept 2019:** Pat Warmouth reported overall the budget is under by \$137,000 year to date with half of this being landscape enhancements budget not being fully utilized. Mark Miskulin moved to accept, seconded by Gary Munson. The motion passed unanimously.
- 6. Review/approve CPA contract of 2019 Financials:** Phil Tooze moved to approve, seconded by Gary Munson. It passed unanimously.
- 7. Approval of change in fees Management charges for services provided for new home sales:** Mark Miskulin moved to approve, seconded by Phil Tooze. It passed unanimously.
- 8. Approval of 2020 Reserve study update:** Mark Miskulin moved to approve, seconded by Gary Munson. It passed unanimously.
- 9. Review of 2020 Draft budget:** Mark Miskulin moved to adopt, seconded by Phil Tooze. It passed unanimously.

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

- 10. Review/approve bid for monument sign repairs:** Mark Miskulin moved to approve, seconded by Gary Munson. It passed unanimously.
- 11. Approval of updated collection policy to comply with new NRS 116 laws:** Mark Miskulin moved to approve, seconded by Gary Munson. It passed unanimously.
- 12. Set Date for the Annual Owner meeting:** November 25, 2019

13. Business conducted between meetings

- **Approval to update Reserve study for 2020 budget planning**

14. Open Forum Non- Agenda Items Only: Sue asked if there was a limit on the number of RV that could be parked on a property. The answer from Board and Management was no limit. There was a discussion about requiring owners to stain their fences and "Maintenance". The Board tried a few years ago and met with severe backlash because of the water stain that were caused by common area irrigation.

Stacy asked what stance the HOA has on trees coming over the fence. There was a discussion about who can cut over a property line.

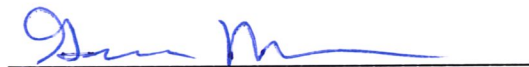
Steve commented he thought the irrigation was much better now.

15. Adjourn Meeting: 7:04pm

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



Submitted by: Valerie Santana



Board Acceptance

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