

Monday, July 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: 6:10pm

Mark Miskulin, President

Ed Arnold, Vice President

Philip Tooze, Director

Pat Warmouth, Treasurer

Gary Munson-Secretary

GWAS: Valerie Hand, Community Association Manager

Owners present: Michelle Shillander, Nikki Jahoda, Jenni Massman and Stacy Pietro

Guest speakers:

- Greg Topel and Justin Trimble with Signature Landscape
- Seth Padovan with Padovan Consulting

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

2. Committee Reports:

1) Landscape-Signature was present to answer questions about landscape enhancement proposals submitted.

- a) The discussion began with bid for corners that are opposite to the sign landscape bids. It was agreed that not too much money should be spent on these areas and a more simple and clean approach would be to remove to overgrown and mature landscaping and replace with just grass. If there are large rocks that can stay as a decorative feature. Signature to rebid as discussed and Board will approve via e-mail.
- b) There was then a discussion about the bid submitted for the corner sign enhancement bid. Pat asked how soon the work could be started. Justin Trimble stated it could be started in about three weeks. IT was agreed that any tree behind a sign that would be removed should be marked in advance so the Board can have a final vote if there are trees to be removed that are questionable. Pat Warmouth moved to approve the bid for the sign enhancement project, seconded by Gary Munson. The motion passed unanimously.
- c) The proposal to remove and replace mature and overgrown bushes across from school on Campello was reviewed. Gary Munson moved to approve, seconded by Mark Miskulin. It passed unanimously.
- d) Irrigation repairs: Valerie to send budget to Greg
- e) Willow and White top spraying will need several applications to work and there were additional areas Greg found more areas than what was originally on the map submitted by Management.
- f) An owner asked about weeds in the cracks of the road. Advised the city needs to be contacted to spray weeds in cracks of the road.

2) ARC report- 35 requests approved and 5 denied or requested more information since beginning of the year.

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

3. **Compliance report**-Mark Miskulin reported there were 252 notices sent out in 2019. And provided details on the number for the most commonly cited infractions.

New Business

4. **Approval of Board Meeting Minutes for April 2019:** Mark Miskulin moved to approve as submitted, seconded by Gary Munson. It passed unanimously.

5. **Review/acceptance of monthly financial reports through April 2019-June 2019:** Pat ready the Management summary to members present. Mark Miskulin moved to accept, seconded by Phil Tooze. It passed unanimously.

6. **Review/Approve bids requested by Padovan Consulting for 2019 Drainage work:** Seth advised the Board that he made changes to the original RFP to add another section of drainage for 2019 based on evaluations done earlier in the season. The bids obtained for the work were as follows: APS \$22,900, Gradex \$30,191, EPS \$23,809. Gary Munson moved to approve bid from APS, seconded by Pat Warmouth. It passed unanimously. There was discussion about the east end sediment that had again built up over the last season rainy season. Seth reported that he had found nothing to indicate that there was anyone responsible for the cleaning other than the HOA. Pat was concerned that the drainage from under the road leading to the culvert could continue to create new problems. Seth responded that if there was anything under the road the city would address that but they would not address any flows to or from the roadway culvert.

7. **Review response from the City of Sparks on La Posada round a bout planning:** There was an open discussion about the old plans that were provided to Management and the subsequent e-mails between Valerie and City representatives. Jenni Massman addressed the Board with her concerns about traffic safety a round a bout would create. Seth Padovan assured Jenni that much research has been done and round a bouts have been proven to reduce accidents, not increase them. Here was discussion about what rights and obligations the HOA would have to negotiate any future planning where the HOA might be able to leverage the project and get some upgraded landscaping and a new matching sidewalk from talks. Mark Miskulin moved to approve Management getting HOA attorney opinion on what the Board would need to do in order to move forward, seconded by Phil Tooze. It passed unanimously.

8. **Review bid for Fire fuels work in common areas:** Mark Miskulin moved to approve the bid as submitted, seconded by Gary Munson. There was a request and discussion to add more work on the West end of the community that is severely overgrown. It was agreed this could be added and stay within budget. The motion passed unanimously.

9. **Review/approve CPA audit of 2018 Financials:** Mark Miskulin moved to approve, seconded by Gary Munson. The motion passed unanimously.

10. **Business conducted between meetings: None**

11. Open Forum Non- Agenda Items Only:

Michelle Shillander asked about the timeline before the willows would be removed as well as other landscape items of concern in and around her area.

Nicki Jahoda wanted to express her concern about the continued deuteriation of a home on her street but acknowledged that she understood that neither Management or the Board could openly discuss the situation with her. She just wanted to attend the meeting to advise the Board of how much the neighbors have been going through with the home and its occupants.

Jenni Massman was accidentally excluded from the open forum when the Board adjourned the meeting without allowing her comments. Management has added her concerns to be part of the record as there

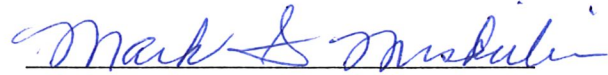
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were addressed in subsequent e-mails. She had concerns about the sprinklers not being adjusted properly and forcing early morning sidewalk users to get wet or go on to the busy street. She has had concerns and request that the Board do more to combat dog feces not being picked up in the grass and on trails.

12. **Adjourn Meeting: 7:34pm**

Executive Meeting was held to review delinquent accounts approve prior meeting minutes and hold compliance hearings. This was a closed meeting unless invited to a hearing.

Submitted by: Valerie Santana


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 or SparksCimarron.com