

Cimarron Master HOA
Monday, July 20, 2020
6600 N Wingfield Springs Pkwy Sparks NV 89436
Meeting Minutes

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

Mark Miskulin, President

Ed Arnold, Vice President (6:06pm)

Philip Tooze, Treasurer

Paul Danen, Director

Gary Munson-Secretary

GWAS: Valerie Santana, Community Association Manager

Kent Hartford-Padovan Consulting

Dale Carlon-Carlon Consulting

2. Members Forum-Agenda Items Only: *No Members present for comments*

3.

4. Committee Reports:

ARC- There were 33 requests approved since the prior meeting

Compliance- 125 yard care, 30 recreational vehicles, 60 trash cans and 5 other misc. violation notices sent since the last quarterly meeting.

New Business

4. Approval of Board Meeting Minutes for April 2020: Mark Miskulin moved to approved as submitted, seconded by Gary Munson. The motion passed unanimously.

5. Review/acceptance of monthly financial reports through April-June 2020: Gary Munson moved to accept, seconded by Phillip Tooze. The motion passed unanimously.

6. Review 2020 bids for drainage work: Kent Hartford reported that this would be the last of the priority work needed from the original inspections and reports. He thought \$10,000 may be too low a cost estimate for the ongoing channel maintenance and \$20,000 may be a more realistic cost for future budget planning.

7. Review bids for tree work in common areas. He explained that sediment build up occurs regularly. There was a discussion about the maps and the needs of DB14. Kent thought the culvert was large enough to accommodate the willows that are growing without impacting the functionality of the system. There were they questions about areas 7-B and 7-C. Kent reported he is still researching if these areas are the responsibility of Master for cleaning due to the flow from other systems outside of the Association. The irrigation run off from the neighboring community is a direct result of excessive willow growth in that area. The Board was in agreement that Kent should do research on the subject as it relates to this area. Gary Munson moved to approve to bid work in the amount of \$28,758 , seconded by Paul Danen. The motion passed unanimously.

8.Review and approved bids for Tree work: Dale Carlon was present to address the tree work under this topic. There were bids for tree trimming and removal which was based on Dale's reports. Only two bids were submitted by the deadline. Arbor Pros \$3,875 for 15 trees and Signature for \$2,730 for 11 trees. There was a discussion about which vendor could get the work done quickest and the need for more trees to be added to the list that were found since the report was done by Dale. Gary Munson moved to approved bid with additional trees discussed, seconded by Mark Miskulin. The motion passed unanimously. There was then a review of the bid for tree irrigation upgrades for all common area trees. Dale was asked if he thought the bid was adequate and Dale confirmed. There was a discussion about the proposed 4 emitters per tree being enough and it was agreed it was for most trees. Gary Munson moved to approve the bid from Signature in the amount of \$29,881, seconded by Mark Miskulin. The motion passed unanimously. There were then short discussions about suckers around trees, root barrier treatments for tree root encroachment and the best way to keep new growth from occurring with tree stumps.

9. Review bids for landscape enhancements for 2020: Mark Miskulin reviewed added work with rock in an area near the school. Paul Danen added that he would like to see a barrier to keep dirt from covering the rocks in the future. Phillip Tooze moved to approve the work, seconded by Mark Miskulin. The motion passed unanimously. There was then a discussion about verifying the scope of work with Reno Green to make sure Jacinto and DB/4 be included. Phillip Tooze moved to approved, seconded by Gary Munson. It passed unanimously.

10. Review bid for Fire fuels/brush clearing work in common areas: There was an extended review and discussion about the various areas and needs for native vegetation clearing and proper cleaning due to homes and walking trails having views of the area. The board in agreement to table and approve by e-mail once a new bid with added work is submitted.

11 Approval to do a new Reserve study for 2021 budget planning: Mark Miskulin moved to approve, seconded by Phillip Tooze. The motion passed unanimously.

12. Review/approval of Management contract renewal effective 10/1/2020: There was discussion to confirm there was no increase in monthly fees. Valerie Santana confirmed there are only reeducations in costs, no additions. Gary Munson moved to approve, seconded by Phillip Tooze. The motion passed unanimously.

13. Business conducted between meetings


- Approval to add bollards to west end of property to limit vehicles on sidewalks
- Arborist consultant approved after April meeting was Dale Carlon Consulting

14. Open Forum Non- Agenda Items Only: No Comments from member present.

15. Adjourn Meeting: 7:13pm

The Board met in Executive session to hold compliance hearings.


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