

Cimarron Master HOA

6600 N Wingfield Springs, Sparks NV 89436

Monday, July 19, 2021

Meeting Minutes

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

Mark Miskulin, President

Pat Warmouth, Vice President

Paul Danen, Director/Treasurer

Dan Riddell-Secretary (absent)

GWAS: Valerie Santana, Community Association Manager

Owners present: Robert Neckel & Martin Harsin (arrived 6:45pm)

Guest speakers: All Seasons representatives Del Aguilar, Dimas Vasquez and Manuel Olivares

- 2. Members Forum-Agenda Items Only:** No Comments from members present. Mr. Neckel was in attendance prior to the start of the meeting to express his frustration that there was not a hearing at 5:00pm. He did not receive the cancelation letter. Valerie Santana took his e-mail address to ensure he received all correspondence from 2021 as he was missing some letters about the fence staining.

3. Committee Reports:

ARC- 33 requests since the last meeting

Compliance- 250 fences and 281 routine notices May-July

Landscape- Del Aguilar explained that the enhancement budget could be applied to the cost of moving the grass away from the fences or tree replacements. Del stated he appreciated the kindness the Board and Committee has shown towards the staff and workers. There was a discussion about the process for bush clearing from the fences for staining. Del believed that two weeks was enough time for the crew to remove for owner fences as requested. There would be an added fee and it was wise to just address the bushes as needed since they grow so quickly. Dimas then reported that weeding/tree pruning was currently in process. There was then a discussion about the new drip lines being exposed. Burying the lines was not part of the original proposal but they would provide a bid on the cost to bury. Brush in native areas will be done by the end of the month. There was discussion about flags. Pat asked about the different color and timelines for repairs. Repairs should be expected with 24 hours or reporting a problem. Some flags are not irrigation markers but other issues that need to be addressed which is why flags are still in place in certain areas. There was a discussion about the plants that are dying on the Rock wall near Del Fuego Park. Mark Miskulin with work on contacting Pablo with KT Landscaping about the plants.

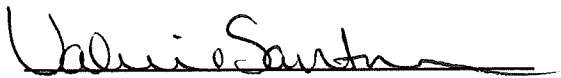
New Business

- 4. Approval of Board Meeting Minutes for April 2021:** Pat Warmouth moved to approve, seconded by Paul Danen. The motion passed unanimously.
- 5. Review/acceptance of monthly financial reports through March- May 2021:** Paul Danen moved to accept, seconded by Mark Miskulin. The motion passed unanimously.
- 6. Review/approve bids for 2021 extra work from All Seasons**
- Costs and options to move irrigation further away from wood fences to prevent future staining
 - Landscape enhancements-The bid for \$150,000 to move the turf from the fence was reviewed and Board in agreement competitive bids must be obtained. Management recommended and updated Reserve study be started now to evaluate how these new costs will impact the future funds and 2022

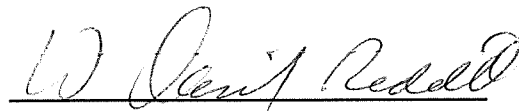
budget projections. The Board in agreement to start reserve planning and bid process for next meeting.

7. **Open bids and approval of contract for burying drip lines and weed abatement:** All Season bid 7,129 and KB Landscape was \$4,800. There was a discussion/concern that KB had been slow to respond to other landscape requests. Pat Warmouth moved to approve the contract with KB only if they can perform the work within 30 days, seconded by Mark Miskulin. The motion passed unanimously.
8. **Open bids and approval for 2021 tree removal needs around the community:** Bids were reviewed. All Seasons bid \$4,925 and Local Love bid was \$4,100. Pat Warmouth moved to approve bid with Local Love with the added trees found by Management. Seconded by Paul Danen. The motion passed unanimously.
9. **Open bids and approval for 2021 walking trail repairs:** There were only two bids and one bid did not have the full scope of work included. Asphalt Protectors bid \$12,158 for crack filling only. SNC bid \$16,860 but this also included path repairs to the trail between Del Fuego park and Calle De Oro. Mark Miskulin moved to approve bid from SNC, seconded by Pat Warmouth. The motion passed unanimously.
10. **Open bids for fence staining which would be billed back to owners:** Bids were submitted by three contractors. Empire Works \$5.00 per LF; TBSS \$8.00 per LF; Painting Pros \$4.00-\$4.50 per LF. There was some discussion about the requirement that work be performed within 30 days to guaranteed the price quoted. After some discussion it was agreed that any price change would likely be the same for all bidders. Pat Warmouth moved to approve Painting Pros for any HOA fence staining work done in the future, seconded by Paul Danen. The motion passed unanimously.
11. **Business conducted between meetings:** Approval of time sensitive irrigation work by All Seasons.
12. **Open Forum Non- Agenda Items Only:** Martin Hairson wanted to confirm discussion about fence stain and repair work. He had noted a 400% increase in material costs at the beginning of the year. It's come down but is still 200% of what costs were in 2020. He didn't think it was unusual to see a 30-day clause for price holding written into contracts right now.
13. **Adjourn Meeting: 7:33pm** moved by Mark Miskulin, seconded by Paul Danen.

Executive meeting was held immediately after to review delinquent accounts as well as 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