

CIMARRON MASTER ASSOCIATION INC.

November 22, 2021

Red Hawk Golf course-conference room-
6600 N Wingfield Springs, Sparks NV 89436

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

Mark Miskulin, President

Pat Warmouth, Vice President

Paul Danen, Director/Treasurer (absent)

Dan Riddell-Secretary (by phone)

GWAS: Valerie Santana, Community Association Manager

Owners present: 14 owners present (see attached)

2. **Members Forum-Agenda Items Only:** There were some questions and comments about the agenda item for the movement of landscaping and how other Associations are addressing the same issues.

New Business

3. Open/Approval of Fire fuels bid for common area: Only one bid was obtained after three months of requests. The bid from Wilderness Forestry Inc was reviewed. Dan Riddell moved to accept the bid for the work as outlined, seconded by Pat Warmouth. The motion passed unanimously.
4. Open/Approval of bids for the movement of irrigation further from the fences: Bids were opened and read as follows: APS \$231,247 plus an added \$14,650 for fabric barrier; EPS \$162,500 excluding fabric and irrigation replacement; All Seasons \$157,473 based on doing the job at one time. There was discussion about taking this one step further and taking more grass out of some areas where there would be little turf left in areas and what those costs might be. The Board was in agreement to take no further action on this item until more information and assurances this would solve the problem could be obtained.
5. Approval of willow clearing from drainage areas: Dan Riddell moved to approve the bid for willow abatement in the amount of \$4,962 seconded by Pat Warmouth. The motion passed.
6. Open bids for replacement of entry lighting: Management read the sealed bids as follows:
- All Seasons \$1956 lighting only
 - Have Lights will Travel \$500 transformer, \$1,200 lighting, \$800 labor and wiring for a total of \$2880
 - Olecetric \$ 2500 lighting, \$165 transformer and didn't thing the wire needed to be replaced.
 - The Electric Company \$5,846.00 there was no breakout in costs for the individual items for fixtures, wires and labor

The Board in agreement to narrow the bids to HLWT and Olecetric to compare the fixtures to make a final determination. There was a question from the members about the exact location of the lights.

7. Open Forum Non- Agenda Items Only:

There was a request that the fire fuels company be more selective if their removal of brush that what has been done in the past. Board and Management advised this is a different contractor that is expected to work with more care to leave some brush for erosion control and habitat. The exact location of the work was also discussed.

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 CimarronSparks.com

There was a question about having a warranty against weeds in the bids from the contractors for the movement of the turf and irrigation. Management responded there is not.

There was a question about the purpose of moving the irrigation another two feet. Mark Miskulin explained it was the only viable option they had found.

There was a question if cement block wall could be allowed instead of wood fences because they are more sturdy and water resistant. Management stated that is a policy making question that can't be answered without further research.

A former Board member stated this has been an ongoing issued for years. He was on the Board over 10 years ago and this same topic was being discussed.

An owner suggested that Management might be taking kickbacks or be under educated in securing bids based on the bids obtained and the discussions during this meeting. Valerie Santana responded she would be happy to accept any referrals or recommendations from the membership on water experts to consult for this problem.

An owner asked what would happen if 4' still wasn't enough movement. Will there be more money spent to move the irrigation again? Mark Miskulin stated it will not fix the problem 100% but should be significantly better.

An owner asked why all the grass couldn't be removed to help save on operating costs.

An owner stated that 5 years ago the landscapers adjusted the heads along the fences but they still look bad and she would like to see the Association enforce the stain requirement.

An owner suggested there be rain sensors to help with water conservation in the future.

There was an owner that stated she was not happy with the Reserve assessment and she did not approve of the color of fence stain being required. She thought it was ugly and was very upset the Board was going to force her to pay to stain her brand new fence such an ugly color. The Board is not being mindful of the extreme financial burden some the owners are currently under right now.

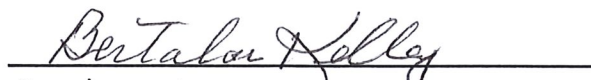
An owner suggested there was a mis management of funds that had created this funding deficit.

There was an owner that asked for an explanation on why this was all being done. Valerie Santana explained there were owners that came to many prior meetings asking both the Board and management to do more about the condition of the fences. Valerie went on the state the Board members are volunteers, Manager has a license so there's no upside to raising assessments when the only thing that will come back to Board and management is negativity. The increase was done because it is needed and the law requires both Board and Management follow NRS 116 in upholding the maintenance standards of the community.

8. Adjourn Meeting: 7:12pm

Executive meeting was held before for compliance hearings. This is closed to members unless invited to a hearing.


Submitted by: Valerie Santana


Board acceptance

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