

Cimarron Master

Date: Monday, January 24, 2022

6600 N Wingfield Springs, Sparks NV 89436

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

Board members Present: Mark Miskulin (by phone), Dan Riddell and Berta Lou Kelley

Members Present: Bob Morris, Chris Geraci, Jennifer Vaughn, Vicky Claiser and Stacy Piro

2. Members Forum-Agenda Items Only: Jennifer Vaughn asked about the outcome of the

Reserve assessment and advised Board she would like to see it delayed with more talk and emphasis on more long-term plans. Chris Geraci asked how the HOA could run out of money in this way. Valerie Santana stated this had been covered in great detail during the last meeting and would e-mail him some of the information provided to members at the previous meeting to better explain all of the details.

New Business

4. Approval of Oct-Nov 2021 Board meeting minutes: Dan Riddell moved to approved as submitted, seconded by Berta Lou Kelley. The motion passed unanimously.

5. Acceptance of Sept-Dec 2021 Monthly Financial reports: Dan Riddell moved to accept the reports as submitted, seconded by Mark Miskulin. The motion passed unanimously.

6. Review/approve possible revised Reserve Assessment amount. Valerie Santana began by advising the members present of the information that came to her attention about a possible law change for Northern Nevada after the last meeting that gave her some concerns about the proposed landscape project. She went on the state that she did more inquiring and found that the Southern Nevada laws that are being passed to remove all grass from common areas is not likely to be pursued in Northern Nevada but she is signed up to attend a class tomorrow where she is going to get more information and suggested the Board postpone their decision on the Reserve assessment until next week to allow her to do as much due diligence on the possible law changes as possible. There was then an extended discussion between Board, Management and the members present about options and reasoning for pursuing the proposed 2022 landscape project. This matter will be postponed until January 31, 2022.

7. Appoint member(s) to vacant Board seats until next election Nov 2022: Dan Riddell moved to appoint Bob Morris to one of the open seats, seconded by Mark Miskulin. The motion passed unanimously. Bob Morris accepted the appointment and stated he was pleased to see that the current Board and Management were allowing more member participation at meetings. This was not his experience when he attended a board meeting many years ago. Mark Miskulin will reach out to Pat Warmouth to see if she will accept appointment to the last open seat. Valerie Santana stated Pat could be appointed during the meeting on January 31st as another open item of business when the meeting is reconvened.

8. Open Forum Non- Agenda Items Only: Chris Geraci asked about the Board meeting process as this has not been his experience when participating as a Board member for another organization. Valerie

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Santana responded that the state laws and HOA governing documents dictate how the meetings work and there can be some big difference compared to other entities that aren't under NRS 116. Jennifer Vaughn asked questions and expressed concerns about the recent fire fuels work that was done. She was worried the work will allow more erosion as a result of the removal of so much vegetation near the drainage channels. Valerie Santana responded the work was done by Fire fuels experts and the vegetation was not removed but cut to allow the roots to stay in place which is what could compromise the drainage channels. She also advised the engineers have reviewed the drainage channels and have expressed on concerns about the work done on the adjacent banks.

9. Recess Meeting at 6:55pm to January 31, 2022 at 6:pm The members present were encouraged to attend the meeting as it is an extension of the current meeting.

January 31, 2022

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

Board members Present: Mark Miskulin, Dan Riddell, Berta Lou Kelley and Bob Morris

Members Present: Greg Lezalla, Simone & James Allen, Andrew Borkowski

Guest Speakers from All Seasons: Del Aguire and Dimas

6. Review/approve possible revised Reserve Assessment amount. All Seasons was asked to provide information about the possibility of making some changes to the smaller turf areas to xeriscape. The areas they identified was about 5.000 linear feet of area. There was a discussion about possible irrigation challenges that would required valve conversions or time adjustments to the current system to work properly with both turf and shrubs. There was a discussion about irrigation heads and how this would be addressed during the work to move the system total of 4' from all fence lines. It was agreed the Association would not have the funds to do all of the proposed areas that All Seasons outlined. After further discussion it was agreed the work would proceed and some areas would be considered that would be 5' or less of turf after the conversation to look at relandscaping to xeriscape. All Season will have a bid in 10 days for the work to see if the cost can be worked into the current budget/reserves. All Seasons was excused from the meeting. There was then an extended discussion about the reserve funding. Dan Riddell moved to pass a one-time assessment of \$195.00, seconded by Mark Miskulin. There was more discussion and concerns about prior communications sent to the members with a lower amount, how owners would be allowed to make payments and other concerns about its passage. The vote was called and passed 3-1 with Bob Morris being opposed.

7. Appoint member(s) to vacant Board seats/assign positions until next election Nov 2022: Dan Riddell moved to appoint Pat Warmouth to the open seat, seconded by Mark Miskulin. The motion passed unanimously. After a brief discussion Bob Morris motioned to set the 2022 positions as follows:
Mark Miskulin-President

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Dan Riddell-Vice President

Bob Morris-Treasurer

Berta Lou Kelley-Secretary

Pat Warmouth-Director at Large

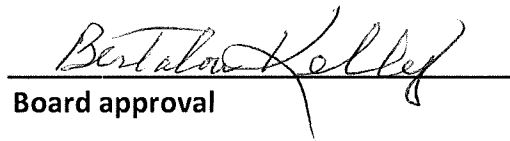
Dan Riddell seconded the motion. It passed unanimously.

8. Adjournment: 6:55 motioned by Bob Morris, seconded by Dan Riddell

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



Submitted by: Valerie Santana



Board approval

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