

Cimarron Master

Date: Monday, April 11, 2022

6600 N Wingfield Springs, Sparks NV 89436

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

Board members Present: Mark Miskulin, Bob Morris, Pat Warmouth and Berta Lou Kelley

Members Present: Stacy Piro

- 2. Members Forum-Agenda Items Only:** Stacy Piro stated it was hard for her to make comments because she doesn't know what the conversation for each topic will cover. She requested to be permitted to ask questions or make comments during the topic. The Board was in agreement to allow her time for any topic covered after the board discussion.

New Business

4. Approval of Jan 2022 Board meeting minutes: Bob Morris moved to approve as submitted, seconded by Mark Miskulin. The motion passed unanimously.

5. Acceptance of Jan-Feb 2022 Monthly Financial reports: Valerie Santana reported to the Board that there has been little change in the number of owners that are past due. She did explain that there are many owners that are set up on autopayments that have not updated to the new amount and the steps she has taken to make contact with them. She noted it is too early in the year to forecast how the Association will perform against the projected budget. Pat Warmouth asked if irrigation budget was increased from last year. Valerie confirmed the 2022 budget was based on the increase usage for 2021. Bob Morris moved to accept the reports for future audit, seconded by Pat Warmouth. The motion passed unanimously.

6. Review/approve to have 2022 evaluation of fire fuels work of common areas: There was a discussion about the past fire fuels work and the messy appearance afterwards. Options for future work were discussed as well as the pros/cons of leaving some of the vegetation debris on the ground after work is done. There was a discussion about who is solicited for the fire fuels report and subsequent work. Mark Miskulin moved to approve the contract for \$1,200 with Rodd Rummel, seconded by Pat Warmouth.

7. Review/approve fence stain bid for 2022 work that will be billed back to owners: Valerie Santana explained to the Board that new bids were requested because of the dramatic shift in supply of stain and labor shortages. All 2021 contracts had deadlines for holding the price that passed. The new bid from Painting Pros was significantly higher than their original bid. No other bidders submitted by the Board meeting date. The Board in agreement to make a final decision once bid from Empire Paint is obtained based on their 2021 bid being the most competitive after Painting Pros.

8. Open/approve bids for walking trail work in 2022-2023: There were three companies contacted for bid but only two submitted for review. SNC bid was \$34,830 for Gilsonite and \$52,960 for Type II slurry. High Desert Paving was \$37,823 for Gilsonite and \$90,000 for Type II slurry. After a brief discussion about the rising cost of oil, the Board was in agreement it made sound financial sense to sign the agreement for 2022 rather than waiting until 2023. Valerie was asked if the Association could afford to do this work a year early, Valerie confirmed this would not significantly impact the status of the Reserve funds but she would try to get the work done as late as possible in the seasons. Bob Morris moved to accept bid from SNC for the Type II work, seconded by Mark Miskulin. The motion passed unanimously.

9. Open/approve bids for drainage work as outlined by Padovan Consulting for 2022: Valerie Santana provided e-mail or recommendations by Kent Hanford with regard to the vendor to award the work (bids

were submitted by All Seasons and Nevada Dirt Works) as well as a scaled down version of work to stay within the budget. The Board and management reviewed and were in agreement more could be done and still stay within budget. Valerie offered three options. Approve all work and use savings from Asphalt work to cover the extra costs, ask Kent to revise and provide him with the actual amount in the budget of \$40,000 for his recommendation or hold an onsite workshop to review the work to make a final decision on what work should be contracted for 2022. After more review and discussion Mark Miskulin moved to approve \$40,000 only to stay within the current budget, seconded by Pat Warmouth. Valerie will contact Kent for a revised list for the Board to review/approve by e-mail once there are satisfied with the revised scope of work. The work will be awarded to Nevada Dirt works as the low bidder and the contractor recommended by Kent.

10. Review bids for needed tree work found for spring 2022: Valerie Santana explained that only All Seasons was asked to bid on the projects because of the unique nature of both items. Future tree removal bids will be needed in the fall which will have multiple arborists bids. There was discussion about the spring proposed work surrounding a tree removal combined with a fence replacement. Valerie explained why the fence was being replaced that belongs to the owner and showed photos of the extreme and obvious damage the common are trees had done to their fence. There is no way to remove the tree without replacing a section of the fence. Bob Morris moved to approve the two bids, seconded by Pat Warmouth. The motion passed unanimously. Berta Lou advised there is a tree behind her home that has a large root that may need to be addressed.

11. Review report/evaluation of common area erosion as it relates to owner fences: no report available for the meeting.

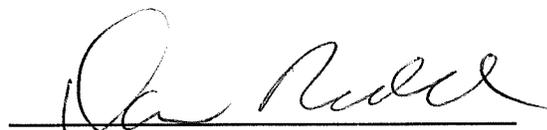
12. Open Forum Non- Agenda Items Only: Stacy Piro stated she was unhappy with being forced to stain a natural weed fence with a colored paint/stain and the enforcement of more rules such as the basketball hoops in cul de sacs. She expressed concern that some owners (herself included) may have difficulty in affording the cost of stain. She also asked the Board to consider what might be needed to change from an HOA to an LMA. Valerie Santana advised the Board and Stacy on her experience with managing an LMA. The basic difference would be the inability of the Board/Management to enforce the CC&R's and rules. Funding would still be required for common expenses and reserve items. Meeting would still have to be held so there would not be much change in costs to owners just less ability to enforce against individual owners for violations. Valerie also noted there would have to be a large majority vote in favor of such a change. Stacy acknowledged she had asked several neighbors and most seems against taking away the ability for enforcement because of recreational vehicle parking.

13. Adjourn Meeting: 7:20pm, motioned my Mark Miskulin, seconded by Bob Morris.

No Executive meeting scheduled as there are no outstanding collections, compliance or legal matters to address for the second quarter.



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