

Cimarron Master
Monday, July 19, 2022
6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Board members Present: Mark Miskulin, Bob Morris, Pat Warmouth and Dan Riddell
Berta Lou Kelley (absent)

Members Present: Stacy Piro & Jennifer Vaughn

2. Members Forum-Agenda Items Only : No comments from members present

New Business

4. Approval of April 2022 Board meeting minutes: Bob Morris moved to approve as submitted, seconded by Dan Riddell. The motion passed unanimously.

5. Acceptance of Mar-June 2022 Monthly Financial reports: Bob Morris moved to accept, seconded by Dan Riddell. The motion passed unanimously.

6. Review work and bids from the 2022 evaluation of fire fuels work of common areas: Report was reviewed and bids for the various types of needed work. There was an extended discussion about past work and costs. Bob Morris moved to approve mastication bid from Paul Roen seconded by Mark Miskulin. The motion carried. Dan Riddell moved to approve bid from All Seasons for the weed abatement along all of the fence lines called out in report and corresponding bids. Seconded by Bob Morris for all work except tree removal until Management confirms this is not duplicated work in the tree removal bid.

7. Review/approve bid for willow removal in drainage channels: There was a discussion about costs and how it will impact the budgets. Bob Morris moved to approve the bid for work as outlined by Padovan Consulting. Seconded by Dan Riddell.

8. Review bids for needed tree removal work found for Summer 2022: Tree removal bids were read as follows: All Seasons \$4,791 w/o stump grinding; Urban \$8,927.00; Local Love \$4,755. There was a discussion about asking All Season to match price with stump grinding, if not Local Love. Dan Riddell moved to move forward, seconded by Bob Morris. The motion passed unanimously. Tree replacement bid was approved pending a walk later in the season to determine the best location for 14 trees in the amount of \$7,700.

9. Review bid for stone work on common area side of pillars: Dan Riddell moved to approve, seconded by Bob Morris. The motion passed unanimously.

10. Review of 2021 audit from CPA: No ready.

11. Approval for updated to Reserve study for 2023 budget planning: Discussion about proposed changes to study. Mark Miskulin moved to proceed, seconded by Bob Morris. The motion passed unanimously.

12. Review variance for certain homes with inaccessible back fence lines: Bob Morris moved to approve variance for the ones the fences could be viewed as problematic access. Suggested a six month variance for the homes that need to have vegetation cleared by All Season for final evaluation. Seconded by Dan Riddell.

13. Open Forum Non- Agenda Items Only: Jennifer asked that aspens be considered in tree

replacements and suggested tree mulching be done in common areas.

14. **Adjourn Meeting: 7:25pm** Bob Morris motioned, seconded by Dan Riddell.

Executive meeting was held after to conduct compliance hearings and review past due accounts.



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***