

BOARD MEETING MINUTES

Monday, January 9, 2023

6600 N Wingfield Springs, Sparks NV 89436

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

Mark Miskulin-President

Don Phillips-Treasurer

Roy Richner-Secretary

David Kiely-Director

Members present: Vicky & Gary Claiser, Stacey Piro, Brad Schroder and Chris Snyder

2. Members Forum-Agenda Items Only: *No Comments*

3. Committee Reports:

ARC-Management reported a total of 44 approved requests in 2022

Compliance- Management reported summary of notices sent are as follows: 585 fences, 124 landscaping, 30 trash, 48 rec vehicle, 12 Basketball and 15 miscellaneous other items. There were only 12 hearings held for the violations noted.

Landscaping-Management reported committee members planted bushes purchased at the end of fall season. Tree replacement for 2023 need to be determined with a walk with All Seasons to determine locations and types of trees not to exceed \$10,000 for 2023

New Business

4. Approval of Oct 2022 Board meeting minutes: Roy Richner moved to approved as submitted, seconded by Don Phillips. The motion passed unanimously.

5. Acceptance of Sept-Nov 2022 Monthly Financial reports: Don Phillips moved to accept, seconded by David Kiely. The motion passed unanimously.

6. Review/approve 2023 insurance renewal policy: David Kiely moved to approve changing carriers, seconded by Roy Richner. The motion passed unanimously.

7. Review/approve landscape contract renewal effective 3/1/2023: Don Phillips moved to approve, seconded by Mark Miskulin. The motion passed unanimously.

8. Review fire fuels bid work for 2023 (Mowing of open spaces): Management explained that 2022 approved work had not been completed so a competitive bid was obtained to do the prior work as well as the 2023 work if needed. There was a discussion and it was agreed that the Board would recess the meeting to approve the alternative bid if the 2022 approved contract has not been done. The new bid is more so it is more desirable to use Paul Roen for the needed work if possible.

9. Drainage review of any cleaning needs from recent storms-No report available. This will also be reviewed after the recess of the meeting if there is something to report.

10. Open Forum Non- Agenda Items Only: Gary Claiser suggested the Association consider doing some snow removal when the City doesn't perform the services. There was a discussion about the lack of control of enforcement or services of the roads as well as the limitations of Management/Association to address any problems with the streets within the community.

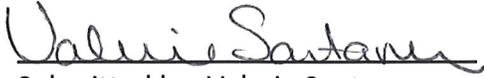
Stacy Piro thanked the Board for putting the committee report summaries back on the agenda so everyone knows what is happening with regard to compliance enforcement and ARC requests.

Brad Schroer asked about the Architectural process for getting approval.

Chris Snyder asked about the responsibility of shared fences for stain when one neighbor has the fence on their front/side yard which is another neighbor's backyard fence on who should be responsible for the work. Management responded this was common in the community as a misunderstanding which will be addressed in the coming months.

11. Recess Meeting to 1/30/2023 at 6:00pm (There was no meeting or action on 1/30/2023)

Executive meeting was held after for compliance hearings for fence staining, approval of meeting minutes and past due account status.



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 CimarronSparks.com