

CIMARRON MASTER ASSOCIATION INC.

Monday, April 17, 2023

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

1. Call Meeting to Order/Roll call: 6:08pm

Mark Miskulin-President (absent) Don Phillips-Treasurer

Roy Richner-Secretary David Kiely-Director

Members present: Stacey Piro and Greg Lazalla

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

3. Committee Reports:

ARC- There have been 14 requests since the last board meeting.

Compliance-15 holiday decorations, 3 basketball, 2 signs, 10 recreations vehicles, 4 flags.

Landscaping-Tree walk done with board and All Seasons on 4/10/2023 to determine the needs for 2023 with emphasis on tree replacements. There has been \$6,550 spent in cleaning up winter damaged trees and branches which was the entire annual budget for tree services in 2023.

New Business

4. Approval of Jan 2023 Board meeting minutes: Don Phillips moved to approve as submitted, seconded by David Kiely. The motion passed unanimously.

5. Acceptance of Dec 2022-Feb 2023 Monthly Financial reports: Roy Richner moved to accept, seconded by Don Phillips. The motion passed unanimously.

6. Drainage Report of any cleaning needs from recent storms-2023 scheduled maintenance bids: Bids were opened as follows: Brightview declined to bid, All Seasons \$38,897.00, APS \$10,500. The Board requested that management obtain a copy of the scope of work from Padovan Consulting to review the work because there was such a large difference in the price. Valerie Santana stated she would get the requested information for the Board to review to make a more informed decision. All present liked to lower bid but the difference was too much to approve without more research.

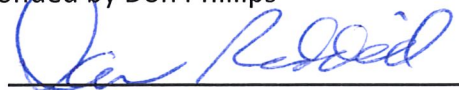
7. Tree replacement plan to utilize \$10,000 enhancement credit through All Seasons. Management and the board reviewed the bid. The Board was in agreement that the costs should be broken out so they know what each job is costing. There was a brief discussion about the fence that was installed at Del Fuego and the need to modify how it was installed and who should pay for the needed changes.

8. Open Forum Non- Agenda Items Only: Stacey Piro wanted to go on the record to support tree replacement only in areas and sizes that make sense with long term growth considerations. Management and the Board assured her that the replacements would be suitable that were established during the walk and were focused on the West end of the community where there is unlimited area for growth.

9. Adjourn Meeting: 6:25pm motioned by Roy Richner, seconded by Don Phillips



Submitted by: Valerie Santana



Board acceptance

Executive meeting was held after for compliance hearings and past due accounting review and action as needed. This was closed to members unless invited to a hearing.

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