

CIMARRON MASTER ASSOCIATION INC.

Monday, July 24, 2023

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Mark Miskulin-President

Don Phillips-Treasurer

Roy Richner-Secretary

David Kiely-Director

Members present: Stacey Piro, Dan Riddell, Kim Mazerres, Kevin Roukey and Jennifer Vaught

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

3. Committee Reports:

ARC- 30 requests since the last meeting

Compliance-31 trash cans, 193 yard notices, 18 recreational notices, 34 fence stain and 5 misc. other violation notices sent since the last meeting.

Landscaping-There was a bid from All Seasons to secure some irrigation boxes that are being vandalized. The Board discussed the reasons and the cost and were in agreement the cages should be installed to protect the landscaping. Kim Mazerres reported her work and findings upon doing research on the past two years of TMWA bills. She reported that she felt All Seasons was doing a good job at managing the irrigation times as the weather heated and cooled. She offered to assist management with 2024 budget projections. Jennifer Vaught reported on concerns she had about sections of trees not getting any irrigation and the responsibility of the landscape company to identify such problems. She also noted there are areas of drip irrigation that are aged and splitting that should be replaced rather than repaired. Valerie Santana stated she would work with All Seasons to identify any section of common area drip that had not been replaced to ensure it's in the Reserve fund. There was a request of Jennifer to have some of the trees around the water feature trimmed back so it can be seen more easily. Valerie stated she could add this to the tree work that will be reviewed by the Board at the October meeting.

Valerie reported that the engineers had recommended sections of the drainage at Jacinto Avenue be addressed as a 2 year maintenance plan to have them removed as they grow quickly.

New Business

4. Confirmation of appointment of Dan Riddell to open seat until next election cycle: Board confirmation that Dan Riddell will serve as a Director until the 2023 election cycle

5. Approval of April 2023 Board meeting minutes: Roy Richner moved to approve as submitted, seconded by Don Phillips. The motion passed unanimously.

6. Acceptance of Mar-June 2023 Monthly Financial reports: Accepted as presented

7. Review of 2022 Draft Audit for acceptance: Valerie Santana reviewed the proposed journal entries to adjust the Reserve funds and summarized there were no notes of any deficiencies made by the CPA. Roy Richner moved to approve, seconded by Dan Riddell. The motion passed unanimously.

8. Approval to update Reserve study for 2024 budget projections: Roy Richner moved to approve, seconded by David Kiely. The motion passed unanimously.

9. Open Forum Non- Agenda Items Only: Kevin Roukey lives near Del Fuego and sees a lot of age related breaks in that common space that should be looked at. He also added a suggestion that the Board consider mailing out agendas to get more members to attend or send an e-mail reminder. Jennifer

Vaught said she would be willing to put the reminder yard signs out if somebody would give them to her.

Jennifer asked several questions about compliance enforcement options for any long standing home that does not correct a problem. There was an extended general discussion about the various scenarios where a Board would work with an owner versus court actions.

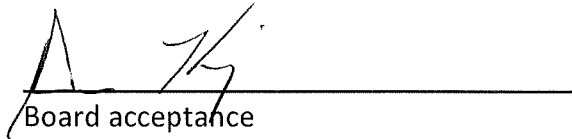
There was discussion about weed control with chemicals or goats for the open areas where prior fire fuels work has been done that is now growing in with other undesirable types of weeds. Valerie stated she has asked for an updated fire fuels report for 2024 work. Kim offered to find a goat contact to see if Cimarron is a good fit for that option.

10. **Adjourn Meeting: 7:00pm**

Executive meeting was held after for compliance hearings, review of delinquent accounts and approval of meeting minutes.



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***