

CIMARRON MASTER ASSOCIATION INC.

Monday, July 8, 2024

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Roy Richner-President

Don Phillips-Secretary

Shaun Finnigan-Treasurer (absent) David Kiely-Director

Yvette Hamacek-Vice President

Members present: Rick & Michelle Shillander

Jennifer Vaughn and Kim Mazeris

Members Forum-Agenda Items Only: Rick & Michell Shillander expressed concern about the lack of ongoing maintenance behind Jacinto in the open space. It's much more overgrown that it used to be. They are frustrated at the lack of maintenance and think it should be done regularly and that there should be ample funds to do so without having to pay increase assessments. They also expressed concerns about the dirt bike and ATV riding and would like to see the area closed off to this type of traffic and usage. Lastly, they raised concerns about their safety in the backyard because of the height of their split rail fencing. Management provided their options but explained they could not add to the height of the current fence.

2. Committee Reports:

ARC- 16 requests since last meeting

Compliance- Rec vehicles-11; Basketball hoops-7; Trash-16; Fences-9; Yards 147

Landscaping- West end weed control bid is for the area that the Shillander's had just addressed. Management explained this work has been done in the past every few years and it is quite overgrown because of the amount of moisture over the past two seasons.

Yvette Hamacek moved to approve the work, seconded by David Kiely. The motion passed unanimously.

New Business

4. Approval of April 2024 Board meeting minutes: Roy Richter moved to approve as submitted, seconded by Yvette Hamacek. The motion passed unanimously.

5. Acceptance of Mar-May 2024 Monthly Financial reports: Roy Richter moved to accept as submitted, seconded by Yvette Hamacek. The motion passed unanimously

6. Review/approve 2023 draft audit: Roy Richter moved to approve the report, seconded by Don Phillips. The motion passed unanimously.

7. Review/approve additional landscape enhancements offered by All Seasons: The Board reviewed the bids which are under the \$10,000 limit offered by All Seasons as free work. The Board was in agreement to proceed with the bid work and would rely on the landscape committee recommendation for their priority lists for the balance of the allowance. There was agreement a tree on the east side should be removed and replaced if there were enough funds to do this.

8. Review drainage evaluation reports for fall 2024/spring 2025: The Board reviewed the recommendations for immediate work by the engineer. All Seasons bid for the work is in the amount of \$17,911. There is more work needed during the fall/winter months. The Reserve fund has \$27,306 allocated for the year. Management noted the bill for any new work done in future months may not be realized until 2025 where there are additional funds for drainage work. Don Phillips moved to approved the needed work, seconded by David Kiely. The motion passed unanimously.

9. Review reserve study updates needed for 2025 schedule and budgeting: The Board and management reviewed some of the adjustments that will need to be made for the 2025 update and budget.

10. Review/approval of City required tree trimming on major streets in Association : Valerie Santana explained to the Board and members present that she was contacted by the City of Sparks advising that there would be no further street sweeping done until all trees overhanging the streets were trimmed up to a minimum of 15' so their vehicles would not be damaged. She explained that she had considered advising the Board to take no action but all of the Arborists advised her that it starts out as a request but will quickly escalate to a demand and threat of bill from City of the work. This has occurred at other properties handled by All Seasons. Bids for the work was solicited and read as follows: All Seasons \$9,732; A Plus Tree Care \$10,893 and Emerald Landscape \$33,000. There was a discussion about how the tree would be trimmed. The Board wanted assurance the trees would not just be hacked at the street and there would be proper pruning at the nearest fork. Valerie Santana advised she would follow up with the question to make sure this would not change the bids and the Board could vote by e-mail on their choice once this information is obtained.

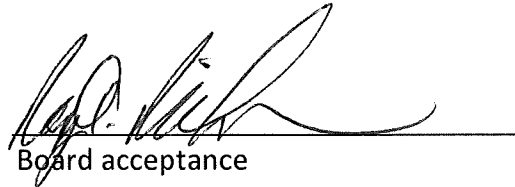
11. Open Forum Non- Agenda Items Only: There was a discussion about the disappearance of the yard signs announcing the HOA meeting. There was a discussion about the improvements being made near the school in landscaping.

12. Adjourn Meeting: 7:02pm

Executive meeting was held after for compliance hearings. This is closed to members unless invited to a hearing.



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