

CIMARRON MASTER ASSOCIATION INC.

Monday, October 14, 2024

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

Call Meeting to Order/Roll call: 6:05pm

Roy Richner-President

Don Phillips-Secretary (absent)

Shaun Finnigan-Treasurer

David Kiely-Director

Yvette Hamacek-Vice President (absent)

Members present: Stacey Piro, Jennifer Vaughn and Kim Mazerres

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

Committee Reports:

ARC- 18 since last meeting

Compliance-129 yard care, 25 trash cans, 18 rec vehicles/trailers, 6 fence stain, 5 others

New Business

Approval of July 2024 Board meeting minutes: Roy Richner moved to approve with correction to name misspelling, seconded by David Kiely. The motion passed unanimously.

Acceptance of June-Aug 2024 Monthly Financial reports: Roy Richner moved to accept, seconded by David Kiely. The motion passed unanimously

Review/approve 2024 audit contract-no change in costs: Roy Richner moved to accept, seconded by David Kiely. The motion passed unanimously.

Review drainage evaluation reports for fall 2024/spring 2025: The bid from All Seasons in the amount of \$11,781 was reviewed and discussed. Management reminded the Board there were two phases of work called out by the engineer during the April 2024 meeting and this was the second half of the work for the year. Roy stated he would be more comfortable if he had more information on the proposed work and a breakdown of the costs rather than a lump sum bid. Management advised their engineer was on the walk for this bid so she was confident the bid was for work specified but would ask for a breakdown of the costs for the board to approve by e-mail.

Review/approve reserve study updates for 2025 report: Management explained the reserves are again underfunded and the new budget for 2025 has the increased annual contributions needed to fund better over time, which is acceptable to the State. The only other option is to pass a one-time assessment which everyone agreed was not the best way to approval the funding needs. Roy Richner moved to accept, seconded by David Kiely. The motion passed unanimously.

Review/approve 2025 Management contract renewal- no changes in costs: David Kiely moved to approved, seconded by Shawn Finnigan. The motion passed unanimously.

Review/adopt 2025 budget for member ratification: There was a discussion about the shortfall of \$12,000 in the proposed budget that management believed would be acceptable because there are excess funds in the operating budget to absorb the loss but another increase in 2026 would be likely. David Kiely moved to adopt, seconded by Shawn Finnigan. The motion passed unanimously.

Open Forum Non- Agenda Items Only: Stacy Piro made requests that draft minutes be posted on the website rather than waiting until they are approved. Management advised she could do that on the owner portal. She also would like to see the vines on Campello removed from the common area tree she reported to Management a month earlier and requested the board consider a policy

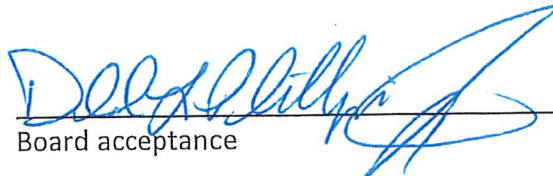
on future tree replanting so that nothing is planted too close to the roadways in the future. Management advised that there had been no trees planted or considered near roads for the reasons she provided since her arrival in 2017. Her final suggestion was for the Board to try to donate common area open spaces back to the City so maintenance costs could be shifted back away from owners. There was then a discussion to allow Stacy to ask the City of the process to sell or donate common area land that may be taken by the City in the future along La Posada to report back to the Board.

Jennifer Vaughn expressed concerns about the water being wasted and inability to track usage better. She asked Management if the Board was forwarded the e-mails from Kim about her assessment of the usage. Valerie stated she had except for the e-mail sent by Kim this morning and would forward so the Board was aware.

Adjourn Meeting: 6:39pm

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, by going to SparksCimarron.com or by accessing the owner portal gwascorp.vmsclientonline.com