

CIMARRON MASTER ASSOCIATION INC.

Monday, January 13, 2025

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

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

Roy Richner-President

Don Phillips-Secretary

Shaun Finnigan-Treasurer

David Kiely-Director

Yvette Hamacek-Vice President

Members present: Stacey Piro, Jennifer Vaughn, John Bassi and Brad Woodring

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

Committee Reports:

ARC-14 requests since the last meeting

Compliance-16 Trash cans, 10 political signs, 9 trailers and 10 landscape issues.

New Business

Approval of October 2024 Board meeting minutes: David Kiely moved to approve as submitted, seconded by Shawn Finnigan. The motion passed unanimously.

Acceptance of Sep-Nov 2024 Monthly Financial reports: Roy Richner moved to accept as presented, seconded by Yvette Hamacek. The motion passed unanimously.

Ratify 2025 Insurance carrier change due to non-renewal of current carrier: Management stated the insurance had been cancelled by American Family so the Board obtained quotes from two other carriers. The Board accepted the lower bid which was Farmers Insurance.

2024 Tax and audit contract-no change in cost: Shawn Finnigan moved to approve, seconded by David Kiely. The motion passed unanimously.

2025 Management renewal-no change in cost: Valerie stated the only change was the addition of the inclusion of filing the Corporate Transparency Act as a service with is free. Don Phillips moved to approve, seconded by Yvette Hamacek. The motion passed unanimously.

Review/approve drainage work recommended by Padovan Consulting: Bids were reviewed and discussed. Shawn Finnigan moved to approved both chemical and removal bids from All Seasons, seconded by Don Phillips. The motion passed unanimously.

Open Forum Non- Agenda Items Only: Jennifer expressed concern about the water being wasted and the inability of anyone to properly identify exact locations of waste from prior bills. She would also like to see the ivy removed from trees in the common area that are growing over from private lots around the association. She then updated the Board on her attempts to get information from RTC on the future plans for La Posada. She was not able to get any specific information other than road work that was supposed to be done in 2024 would start in the spring of this year.

Brad thanked Management for being responsive and professional when he had questions or concerns. He noted there was an occasion where All Seasons left the trimming work behind in the drainage area. He had his landscapers clean it up but this should be addressed with them in the future. There was then a discussion about fire concerns and the amount of vegetation in the common areas. Valerie Santana responded the Association does have an independent consultant advise on priority fire work that is then done as funds allow. There was then a discussion about drainage culverts. Valerie explained there is an engineer that provides reports on the needed work each season and then the work is done. The work approved earlier in the meeting was to complete the 2024 work and a new report and bids would be

reviewed at the April meeting. His final comments were about parking and grease leaking on the sidewalks and streets and how this could potentially devalue properties. The Board explained that the HOA doesn't control either of these areas and this is something that would need to be reported to the City of Sparks for any enforcement.

Adjourn Meeting: 6:41pm



Submitted by: Valerie Santana

 4/14/25

Board acceptance

Executive meeting was held after for a compliance hearing. This is 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.vmsclientonline.com or SparksCimarron.com