

## **CIMARRON MASTER ASSOCIATION INC.**

Monday, October 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 (Absent)

Shaun Finnigan-Treasurer

David Kiely-Director

Yvette Hamacek-Vice President

HOA Manager-Valerie Santana

Members present: Stacey Piro and Kim Mazeres

2. **Members Forum-Agenda Items Only:** Stacy Piro asked how often compliance tours are done and if they are part of the contract or extra fees. Valerie Santana responded they are done monthly by her and a board member and are included in the contract. She then requested that a copy of draft minutes be posted on the website instead of waiting for the approved version due to the amount of time that passes. Management advised that any owner can make a request to see them in advance and they must be provided.

### 3. **Committee Reports:**

**ARC**-There have been 13 approvals for homes since the last meeting.

**Compliance**-178 notices sent out since the last meeting. 81 yards, 38 trash cans, 25 fencing, 11 rec vehicles and 23 other.

**Landscaping**-The water usage has been reviewed and budget for 2026 submitted by committee members. Board approved the use of chemicals to combat bugs causing brown spots in lawn and spraying trees found to have scale and psyllids. There is another bid for more trees with another type of problem on 60 other trees being aphids and whiteflies. The amount for this bid is \$2,451. The Board would like more information regarding waiting until spring before making a final decision.

### **New Business**

4. Approval of July 2025 Board meeting minutes: Shaun Finnigan moved to approve as submitted, seconded by Yvette Hamacek. The motion passed unanimously with Roy Richner abstaining.
5. Acceptance of June-Sept 2025 Monthly Financial reports: Roy Richner moved to accept, seconded by Yvette Hamacek. The motion passed unanimously.
6. Approval of 2025 tax and audit contract: Roy Richner moved to approve, seconded by Shaun Finnigan. The motion passed unanimously.
7. Approval of 2026 Reserve study update: Roy Richner moved to approve, seconded by David Kiely. The motion passed unanimously.
8. Approval of 2026 budget: There was a discussion about the budget increase and where costs have increased. The budget presented by Management had a deficit year end amount. Roy Richner moved to adopt budget with a \$3.00 increase to have a zero-based budget, seconded by Yvette Hamacek. The motion passed unanimously.
9. Review of 2025-2026 drainage work recommendations from Padovan Engineering-No report provided. Management noted it was advised that annual chemical treatment for willows needs to be done so a bid is pending from the company that provides the common area fire fuels work because they are very competitive and have an aquatic license. She will have bid at a future meeting for approval for work in the spring.

**10.** Review other collection companies to handle past due owner accounts: Three options were reviewed and discussed. The Board elected to make no change and continue with LKG as both the attorney for the Association and the provider of collection activities.

**11.** Review email from RTC about entry island end temporary easement request: There was a discussion about what the easement might entail. Management noted this was an advisory notice only and if/when there was a form request she would expect it to have proper explanation on what the easement would be asked for.

**12. Open Forum Non- Agenda Items Only:** Stacy Piro suggested the Board consider starting a tree farm in the common area so there would be stock of trees to use in needed areas rather than having to purchase from the landscape company. She then asked how often contracts are reviewed. Valerie Santana stated most contracts are annual with the exception of Landscaping (two year contract) and legal counsel which is perpetual in nature. Kim Mazeres wanted to thank Management for responding quickly to her concerns and findings of excessive water usage which was fixed by All Seasons with significant savings in the last two months of this year.

**13. Adjourn Meeting: 6:36pm** Motioned by Roy Richner, seconded by David Kiely.

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

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Submitted by: Valerie Santana

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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.vmsclientonline.com](http://www.gwascorp.vmsclientonline.com) or SparksCimarron.com*