

CIMARRON MASTER ASSOCIATION INC.

Monday, July 14, 2025

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

Call Meeting to Order/Roll call: 6:02pm

Roy Richner-President (absent)

Don Phillips-Secretary

Shaun Finnigan-Treasurer

David Kiely-Director(absent)

Yvette Hamacek-Vice President

Members present: Brad Woodring, Dave Woodhouse, Stephen Shimada, Jennifer Vaught and Stacey Piro

2. **Members Forum-Agenda Items Only:** No comment from members.

3. **Committee Reports:**

ARC-17 requests since the last meeting have been approved.

Compliance-1 BB, 1 paint, 12 fence stain, 174 yards, 15 Trash cans, 9 Rec vehicles and 3 misc

Landscaping-Review/approval of 2025 Enhancement work of common areas: There was a discussion about the priority of work proposed as there was only \$10,000 in enhancement credits but \$14,350 in work requested during the walk with All Seasons. There was discussion about the reason for more trees dying. Age and species are the main factor rather than lack of irrigation. Yvette Hamacek moved to approve only the tree replacement bid for \$11,500, seconded by Don Phillips. The motion passed unanimously. The Board wanted to make sure that trees are not planted in the heat of summer.

New Business

4. **Approval of April 2025 Board meeting minutes:** Don Phillips moved to approved as submitted, seconded by Yvette Hamacek. The motion passed unanimously.

5. **Acceptance of March-May 2025 Monthly Financial reports:** There was a discussion about ongoing concerns of water leaks and cost of water loss and lack of follow-through in being advised the origin of large water loss events. Yvette Hamacek moved to accept as presented, seconded by Don Phillips. The motion passed unanimously.

6. **Open/Approve bids for 2025 tree work needed:** Management advised Board there were more trees that needed to be added to the bid that were found/noted after the bids were sent out and suggested the winning bid be asked to revise for added work as a change order. All Seasons \$4,500; A Plus Trees \$6,324; Noha's Tree \$7,125 and Arbor Pros \$9,635. There was a discussion about the various bids and prior work done by Arbor Pros last year as low bid. Shawn Finnigan moved to accept the bid from All Seasons with added work discussed during the meeting, seconded by Yvette Hamacek. The motion passed unanimously.

7. **Review/approve added tumbleweed removal needs along fences and drainage areas.** Management clarified this bid would be categorized as a fire fuels expense. There was overview provided that there are areas under contract with All Seasons and City of Sparks random/selective work done in drainage channels. There is one area that was outside of scope of work with All Seasons in need of clearing. Bid \$1,350. Don Phillips moved to accept, seconded by Yvette Hamacek. The motion passed unanimously.

8. **Review 2026 draft Reserve study:** The Board reviewed the draft study and changes made and expected in 2026. Discussion about funding levels.

9. **Open Forum Non- Agenda Items Only:** Dave Woodhouse introduced himself and Stephen Shimada as

new owners to the Association. Dave stated he is on the Board at Highlands at Cimarron and wanted to bring a few items to the Board's attention. He is familiar with VMS software and is disappointed he doesn't have access to online reports. Valerie Santana stated she would work on providing that access to him. He is very concerned about the reserve funding levels. He thanked the landscape committee for their work and suggested the Board look at another collection company that doesn't bill for the work up front to help keep collection costs down. He also suggested the Board speak with bank representative Tony Trillio about CDARS program to get better interest on funds in operating and reserve accounts. He suggested the Board look to free meeting locations such as the library rather than paying for the conference room. He finished his comments with the suggestion that the Board work to add more owners on email communication to help save on costs.

Brad Woodring expressed concerns about the common area drainage channel next to his property. He shared a recent story where somebody was trying to evade police and came through his property. He also explained that coyotes use the drainage to travel as another potential threat to his property. There was an extended discussion about fences, drainage maintenance and possible ways to cut down on pedestrians using the drainage channels as walking trails. There was also a discussion about the HOA role versus the City of Sparks with regard to certain types of concerns about street parking, sidewalks being blocked and potential code violations for various items in owner's backyard areas.

10. Adjourn Meeting 7:12pm

Executive meeting was held after for compliance hearings. This was 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.vmsclientonline.com or SparksCimarron.com