

CIMARRON MASTER ASSOCIATION INC.
Monday, January 12, 2026
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	David Kiely-Director
Yvette Hamacek-Vice President	HOA Manager-Valerie Santana

Members present: Stacey Piro, Jennifer Vaughn and Boone Butler

2. Members Forum-Agenda Items Only: No comments.

3. Committee Reports:

ARC- 6 requests since the last meeting.

Compliance-27 notices sent since last meeting. There were an additional 100 from today's tour which are just going to be reminder notices to remove Christmas decorations and spring fence staining needed.

Landscaping-No report

New Business

4. Approval of October 2025 Board meeting minutes: Roy Richner moved to approve as submitted, seconded by David Kiely. The motion passed unanimously.

5. Acceptance of Sep-Nov 2025 Monthly Financial reports: Yvette Hamacek moved to accept as presented, seconded by Roy Richner. The motion passed unanimously.

6. Ratify 2026 Insurance renewal: Roy Richner moved to ratify, seconded by Shaun Finnigan. The motion passed unanimously.

7. 2026 Management renewal-Roy Richner moved to approve, seconded by Don Phillips. The motion passed unanimously.

8. Review/approve drainage work recommended by Padovan Consulting: No action taken. Management advised she had asked for both priority one and two be provided for the April meeting as this is expected to fall within Reserve funding allowances.

9. Review option to seed some of the common areas: There was no decision made, only discussion about seeds being able to survive chemical spraying done and rodent and birds eating it before germination. There was discussion about bids for spreading the seed and reaching out to City/County for assistance with spreading the seed. Management to try City compliance and fire department for help. Valerie Santana stated she would work with Board/landscape committee to try to identify specific areas in need to seed to help combat the excessive amount of tumbleweeds.

10. Open Forum Non- Agenda Items Only:

Stacy Piro asked to have draft minutes posted to website. Valerie responded that is being done. She asked if the survey results would be part of the meeting minutes. Valerie responded no but there was only one response from membership.

Jennifer Vaughn asked if the evergreen tree near the park in the HOA common area was noted during the tour today. Valerie responded it wasn't because they didn't travel down that section. She will advise All Seasons

of the need to clean up the downed tree. She asked about water waste results from 2025 usage

causation. Valerie stated she was not sure and didn't want to try to answer that question. The Board was in agreement more information was needed and All Seasons should attend the April meeting with a full report of irrigation repair costs and causes of extreme water usage. Jennifer asked if Management had utilized the contact Kim had provided to help find and stop water waste. Valerie responded she had and was shown a new area of online reporting that can be used and a way to set email alerts in real time where there is constant water detected to help find leaks much faster. She asked if Management know the status of the Red Hawk proposed development. Yvette responded with what she knew of the request.

11. **Adjourn Meeting: 6:26pm** motioned by Roy Richner, seconded by Shaun Finnigan.

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***