

CIMARRON MASTER ASSOCIATION INC.

Monday, April 13, 2026

6600 N Wingfield Springs, Sparks NV 89436

Meeting Minutes

1 Call Meeting to Order/Roll call: 6:10pm

Roy Richner-President

Don Phillips-Secretary

Shaun Finnigan-Treasurer

David Kiely-Director (absent)

Yvette Hamacek-Vice President (absent)

HOA Manager-Valerie Santana

Members present: Stacey Piro, Jennifer Vaughn and Kim Mazers and Matt Virden

Guest Speakers from All Seasons: Del Aguilar, Bill Carlos and Manuel

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

3. Committee Reports:

ARC- 11 approvals since the last meeting

Compliance-Christmas-8; Yard care 5; Trashcans 17; Trailers 2

Landscaping-

- **All Seasons attendance to discuss irrigation and leak detection process:** There was an extended discussion and presentation made by All Seasons to provide a better insight on the looped irrigation system that can sometimes cause problems when trying to identify the source of a leak. They explained that there are 18 timers with a 149 different programs running from two backflow devices and the challenges this presents. There was discussion about trying to separate the systems but the starting costs for a new meter with TMWA is \$40,000 to start which is not an economically viable options. Reclaimed water was discussed but there is no known access from Cimarron. The landscape committee asked that management provide the maps and timer locations and number of stations that were part of the presentation today. Valerie confirmed she would get that done for everyone.
- **Committee plant replacement requests from prior years:** The committee members would like to see focus on plants and not trees this year. It was agreed a walk would be scheduled to come up with a complete list but work would begin with the prior year's wishes that were not completed and then we can see what funds are left for other areas of consideration. Management to get a walk scheduled for May.

New Business

4. Approval of January 2026 Board meeting minutes: Shaun Finnigan approved the minutes as submitted, seconded by Don Phillips. The motion passed unanimously.

5. Acceptance of Dec 2025-Feb 2026 Monthly Financial reports: Roy Richner moved to accept as presented, seconded by Shaun Finnigan. The motion passed unanimously.

6. Review/approve drainage work recommended by Padovan Consulting: Bids were opened and read aloud as follows: Nevada Dirt Work primary bid \$25,500 secondary work \$8,500; APS primary bid work \$24,900 secondary work \$10,000; All Seasons primary bid work \$15, secondary bid work \$11,500. The board discussed options for work and compared this to Reserve funding options. Roy Richner moved to approve bid from All Seasons for primary work and NV Dirt Works for secondary work. Seconded by Don Phillips. The motion passed unanimously.

7. Approve seed in some of the common areas to help native grass grow in place of tumbleweeds: Management provided information and suggested areas to try seeding because chemical spraying was

not effective. Discussion about how the seed would be broadcast and how kids walking on the area would impact growth were discussed as well as the need to avoid chemical spraying these areas. The seed mix will do best if applied just before or right after a snowfall event in the Fall. Don Phillips moved to approve trying the seed mix option, seconded by Roy Richner. The motion passed unanimously.

8. **Approve ivy installation on wall at corner of Jacinto:** Shaun Finnigan moved to approve the bid for \$450.00, seconded by Roy Richner. The motion passed unanimously.

9. **Open Forum Non- Agenda Items Only:** Stacy Piro asked if there were any plan to landscape or address the kids biking and building ramps in the common area. Management responded there were no plans for new plants in this area. Stacy also updated the Board on the planned work by RTC for their area which would involve a portion of the Cordoba entry so she thought it would be a good idea to not add anything new to the area until there are done.

Matt Virden asked if there were any update on the proposed new home project in Red Hawk area. It was discussed and explained the Board can't take any direct action but has been passing on all information to members about how to oppose the building when information is provided.

10. **Adjourn Meeting: 7:04pm** Motioned by Roy Richer, seconded by Shaun Finnigan.

Executive meeting was held after compliance hearings and to review delinquent accounts. This is closed to members unless they are 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