

CIMARRON MASTER ASSOCIATION INC.
Monday, July 13, 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 (6:06pm) HOA Manager-Valerie Santana
Members present: Jennifer Vaughn

Guest Speakers from All Seasons: Dimas Velasquez and Christian

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

3. Committee Reports:

ARC- 17 approved jobs since last meeting

Compliance-31 fence: 140 yard: 21 rec/utility vehicle;18 trash cans since last meeting

Landscaping- All Seasons attendance to discuss common area concerns. SNC damaged corner and the grass is all dead from the work done. The crabgrass has been spray so you will see white patches which will eventually have the native grass grow over the spots. There was a discussion about the front native area and plans for improving the area with the remaining "Landscape Enhancement" budget which Valerie Santana stated is approximately \$6,000. There was discussion about plants that would do well in the area. Jennifer noted the water feature is very low and should be checked. There was a discussion about the damage to the temporary fencing and areas still in need of risers. Jennifer said should would put a "R" on flags to indicate areas that need to be raised so crews could tell this from an irrigation repair.

New Business

4. Approval of April 2026 Board meeting minutes: Shawn Finnigan moved to approve as submitted, seconded by Roy Richner. The motion passed unanimously.

5. Acceptance of Mar-May 2026 Monthly Financial reports: Roy Richner moved to accept as presented. Seconded by Shawn Finnigan. The motion passed unanimously.

6. Approve to seed common areas to help native grass grow in place of tumbleweeds: Vegetation map estimated areas done by Management were reviewed and discussion. Roy Richner moved to approve bid to do all common areas with increased seed coverage, seconded by Don Phillips. The motion passed unanimously with a total amount not to exceed \$16,000.

7. Review/approval of 2025 audit report: Shawn Finnigan moved to approve, seconded by Roy Richner. The motion passed unanimously.

8. Approval of 2026 plant replacement bid for common areas near park: Roy Richner moved to approve bid in the amount of \$3,000 as landscape enhancement work, seconded by Yvette Hamacek. T The motion passed unanimously.

9. Open/review/approval of tree removal and pruning bids for 2026: Bids were opened and read out loud as follows: A Plus Tree \$6,011; American Arborist \$6,300; All Seasons \$8,551 and Arbor Pros \$6,910. Management added that there were three more trees that would need to be added to any bid chosen that were identified after bid requests were sent out. Roy Richner moved to accept bid for A Plus Tree, seconded by Yvette Hamacek. The motion passed unanimously.

10. Consider adding permanent split rail fencing to some common areas: Soft costs were reviewed. Board was in agreement to postpone further discussion until the next meeting to see how the temporary fence works.

11. Approval to update Reserve study for 2027 budget projections: Roy Richer moved to approve the update, seconded by Yvette Hamacek. The motion passed unanimously.

12. Open Forum Non- Agenda Items Only: Jennifer asked Management if verification of tree height was obtained since last meeting. Valerie said she had not. Don said he remembered this conversation during the walk that they would not grow too tall. Valerie said she would verify to be sure.

13. Adjourn Meeting: 6:41pm

Submitted by: Valerie Santana

Board acceptance

Executive meeting will be held after for compliance hearings. 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 online at Association's webpage or owner portal***