

**VISTA POINT OWNERS' ASSOCIATION**  
**MINUTES OF THE MEETING OF THE EXECUTIVE BOARD OF DIRECTORS**  
**Tuesday, March 18, 2008 5:00 pm**

Minutes of the Meeting of the Executive Board of Directors of the Vista Point Owners' Association, held on March 18<sup>th</sup> 2008 at the home of Kathy Chisholm 151 Rachel Lane.

**Call to order:**

The meeting was called to order at approximately 5:28 pm.

**Attendance:**

*Homeowners:*           Kathy Chisholm       151 Rachel Lane  
                          Jen McAtamney       35 Rachel Lane  
                          Ken Sauerberg       90 Sheppard Circle  
                          Karen Adams         52 Rachel Lane

*Management:*       Rick Pyle, Murray Bain, Kate Bennett

*Absent:*               Jeff Bergeron         105 Sheppard Circle

**Determination of Quorum and Statement of Compliance of Notice of Meeting:**

The notice of the meeting was mailed on 3/11/08 in compliance with the governing documents. As four out of five board members were present, a quorum was met.

**Chairperson and Secretary:** All agreed that Rick Pyle would chair the meeting, with Kate Bennett recording the minutes.

**Review and Approval of Previous Minutes:**

The previous meeting minutes were reviewed. Ken motioned to approve the minutes and Jen seconded the motion. As all were in favor, none opposed, it was unanimously resolved that:

**The Board of Directors Meeting Minutes from December 16, 2007, are approved.**

**Financial Report:**

Rick gave the 2007 year-end financial report starting by reviewing the balance sheet. The association is very healthy in respect to accounts receivables as there are recorded pre-payments of close to \$2000. The only account payables to note upon are from the insurance company, American Family, and from BioBalance lawn care. The total income is a little over budget at this time but we have tightened up this year's budget to try avoid such a situation this year. Expenses are 15% over budget for the common expenditures such as landscaping and grounds due to irrigation start up costs being very high.

With the understanding that every month will balance out and all financial questions will be answered Ken motioned to approve the Financial Report and Karen seconded the motion. As all were in favor, none opposed, it was unanimously resolved that:

**The 2007 year-end Financial Report is approved.**

### **Manager's Report:**

Bob Towne, the Operations Manager for Mount Royal Properties, gave the managerial report for the Vista Point Owner's Association. He mentioned that there was only one leak, in unit 147, which the roofer has put some cement flashing on and will return prompt to permanently repair. The solar light over the garage has been installed but Bob was just notified that it stopped working. MRP will look into getting this fixed or replaced.

There have been a few issues regarding the snow removal of the community and our current plower, Charlie with Mountain Escape. As it is late in the season, we will stick with our current plower and situation and readdress it next year. There have also been many complaints about the fire hydrants, which need to be dug out by the Red, White, and Blue Fire Department.

Another complaint throughout the community is in regard to the dog sanitation stations. It was noted that the bags are often out of stock. Bob promised to have his maintenance people check on this situation regularly. There has also been a dog that has been running loose causing problems throughout the neighborhood. MRP will send out notices with the next mailings stating that dog issues have arisen and that it is illegal to have your pet outside of your yard without a lease. The police non-emergency number, (970) 453-2941 should be included on these notices for anyone who wishes to report a violation.

### **Old Business:**

***Andy Landis's Plans:*** Kathy brought forward a few plans, which Andy Landis had proposed for a few vacant lots on the Vista Point premises. He proposes to build 7 townhomes on a 3-acre spot, made up of three 1-acre lots. It was addressed that he discussed including common hot tubs and picnic areas. Though he does not want to petition to be a separate entity, the Board has decided that, at this time, it would be best for all parties for Andy Landis to separate from the Vista Point Homeowner's Association and form his own organization. This would be in order to keep separate accounting systems and have separate rules and regulations. A letter describing the Board's opinions will be sent to Andy as promptly as possible.

***Community Clean-Up Day:*** The Board unanimously agrees that a community clean-up day should be arranged to not only pick up discarded items of trash but also do some flower planting and reorganizing and beautification of the neighborhood. A date of Saturday, June 21<sup>st</sup>, 2008 was set as a tentative date and will be discussed at the members meeting. A save the date reminder will be sent out with the next batch of statements.

***Fountain/Sign Lighting:*** The obverse sign which identifies the property as Vista Point, has a fountain in it currently, which does not work and nor does the light to illuminate the signage. The idea of simply landscaping this area and not dealing with the high cost and complications of a fountain was brought up. It was unanimously agreed upon by the Board that the sign needs to be lit but as the fountain was not necessary, landscaping should be considered to take its place.

### **New Business:**

***Snow Cleanup:*** It was mentioned that Charlie, the snowplower, has actually damaged a set of stairs while trying to clear the snow. As it was mostly a cosmetic repair it has been taken care of. There have also been complaints of many broken trees due to snow cleanup. As Jen mentioned, the first few feet of an owners yard is considered 'right of way' and therefore should not be landscaped. Any damage done here is ultimately the owner's responsibly and the Association

should warn members of this. All other issues will be addressed when the snow melts in the spring.

**2008 Budget and Reserves:** Rick gave a brief rundown of the budget for 2008 stating that the operating income will need to be reduced if there is a separation from Andy Landis's lots. If we stagger the painting projects based on when the unit was originally completed, then we should be on target with the reserves as well. The idea of a winter reserve contingency was brought up by Rick but some of the Board members feel that snow removal is purely an operating expense only. This idea will be discussed at a later date.

**AGM Date & Time:** The Annual General Meeting of the Members will be held on Saturday, May 17<sup>th</sup>, 2008 at 9:00 am at the Breckenridge Town Hall.

**Open Litigation:** It was brought up that Hank is renting part of his unit as a short-term rental but telling his visitors to park in the street. According to The Town of Breckenridge, this is illegal and a notice should be given to Hank, as well as his guests.

**Adjournment:** As there was no further business, it was unanimously resolved to adjourn the meeting at approximately 7:29 pm

I hereby attest that these minutes are a true and accurate account of the meeting thus held on  
March 18, 2008.

Signed: \_\_\_\_\_ as \_\_\_\_\_ (Title)

Dated: \_\_\_\_\_