

VISTA POINT OWNERS' ASSOCIATION
MINUTES OF THE MEETING OF THE EXECUTIVE BOARD OF DIRECTORS
May 19, 2008

Minutes of the Meeting of the Executive Board of Directors of the Vista Point Owners' Association held on May 19th, 2008 at the home of Karen Adams 216 Rachel Lane.

Call to order:

The meeting was called to order at approximately 10:40 am.

Property Walk Through:

Attendance:

<i>Homeowners:</i>	Kathy Chisholm	151 Rachel Lane
	Ken Sauerberg	90 Sheppard Circle
	Dan Gendron	9 Rachel Lane
	Paul Cusmano	176 Rachel Lane
	Karen Adams	52 Rachel Lane
<i>Absent:</i>	Jeff Bergeron	105 Sheppard Circle
<i>Management:</i>	Rick Pyle, Bob Towne, Roz Wilder will recorded the minutes.	

Review and Approval of Previous Minutes:

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

The Board of Directors meeting minutes from March 18th, 2008, were approved.

Board Positions: Ken Sauerberg was nominated for President, Kathy Chisholm was nominated for Secretary, and Dan Gendron was nominated for Treasurer.

Quarterly Meetings Dates and Times: Thursday, August 21st, 2008 4:30 pm, 52 Rachael Ln Karen Adams home. Thursday, November 13th, 2008 4:30 176 Rachael, Paul Cusmano's home.

Old Business:

Review of old minutes: March 18th minutes Murray to answer Kathy regarding Murray's bill. Rick was able to secure a group discount on American Family Insurance. Insurance saving will be appreciated this year. Murray under-budgeted insurance last year. Rick budgeted \$500 and the actual cost is \$496per month.

Eric Sheppard Delinquency: (Old Todd Barson's house) Rick has suggested putting a lien on the home. Paul Cusmano was very supportive. Karen asked if the legal would be billed to the homeowner. Rick said the legal and the balance would be due at the closing. Rick will ask Mike Richmond attorney at law if MRP can lien the other two properties that WSG owns also.

Any Landis Fines: Rick explained that Andy Landis wanted MRP Vista Point to waive the recent fines. Andy Landis wanted the Board to consider the poor snow shoveling in light of the revenues from lots 1,2, and 3. Dan said these were unrelated issues. Paul mentioned that Andy was delinquent in addressing plumbing problems for a number of homeowners. Karen would be willing to drop the fine if Andy agreed to not have equipment parked at his home. Ken suggested to write a letter advising him of the 3rd fine and that it is firm when or if it occurs again. To clarify, Andy's account balance would be zero but if and when the violations occurs again it will be \$200 every ten days till it is corrected. A motion to write a letter to Andy regarding waiving his current fines and warning him of what the future violations are, made by Cathy and Paul seconded. As all were in favor and none opposed it was unanimously resolved that:

A letter shall be written to Andy Landis to waive current fines, and a warning issued regarding additional violations that accrue at a rate of \$200 every 10 days until the violation is remedied.

186 Rachel Deck Approval: A request to make alterations to the deck at 186 Rachel was received. The Board discussed the changes and decided to approve the changes contingent upon approval of the building department. Ken made a motion to accept the plan to change the deck at 186 Rachel contingent upon the Town of Breckenridge building department and Paul seconded. As all approved none opposed it was unanimously resolved that:

Ewing Deck was approved contingent upon Town of Breckenridge building department approval and the footprint of the deck remains inside the building envelope.

New discussion: Dan suggested we email all who may be interested in participation in the community clean up day. Cathy suggested it might bring some controversy. Maybe we should use email to announce all community activities. Rick suggested updating email address on the back of the flyer in this month's statement.

Clean Up Day Plans: Bring shovels, gloves, and wheelbarrows. Ken will bring plant to surround the sign and the association will reimburse him for the plants. Paul Cusmano will host the participants and the expenses will be paid out of the fountain reserve. Karen offered to go to Costco and get the food. Bring your favorite plant for the landscaping. Karen will ask Marc to bring beer, and Matt to bring food from Relish. Karen made a motion to send the statements a day late to include an announcement regarding the neighborhood clean up day and block party and Paul seconded. As all agreed it was unanimously resolved that:

Statements shall be mailed a day late to include the Workday/Neighborhood Party.

Adjournment: As there was no further business, the meeting adjourned meeting at approximately 11:37 am.

I hereby attest that these minutes are a true and accurate account of the meeting thus held on May 19, 2008.

Signed: _____ as _____ (Title)

Dated: _____