

**Vista Point Homeowners Association**  
**Board of Directors**  
**WEDNESDAY, JUNE 20, 2018 9:15am – 11:00AM**  
**Breckenridge Library Shakespeare Room**  
**MINUTES**

1. Call to Order; Confirm Quorum - Pursuant to timely notice of meeting having been given, Jeff Grant, HOA President called the meeting to order at 9:20 am. Board members Jeff Grant, Renate Fleisch, Shari Evans and Chelsea Connolly were in attendance and Hank Scott was in attendance via conference call. Glenn Ballenger from unit #58 was in attendance. Carol Cannon with Bliss Property Management was also in attendance.
2. Approve Board of Directors Minutes of Board Meeting February 7, 2018. Motion: M/S/P: Renate/Shari: Passed
3. Current Financials as of May 31, 2018
  - Reports: Balance Sheet, P&L Report, Budget vs Actual, Customer Balance Summary
  - During the review of the expenses there was some discussion that ASAP Landscaping company needs to be reviewed. Members present are not happy with the current company ASAP and feels his communication has not improved and did not like that he fertilized prior to turning on the irrigation so that the grass burned from the fertilizer.
  - Motion to Approve the Financials as presented: Motion: M/S/P: Renate/Chelsea: Passed
4. Dues A/R Update
  - There are no units more than one month past due
5. Old Business
  - Common Area Water Meters - Town Water Line along path and watering trees update – Carol has reminded the Town to increase watering time and/or frequency to make sure these trees along the river are watered. All agreed the trees and vegetation look good.
  - Status of Area by Hank Scott, 85 Rachel – update by Hank – Hank attended the Town Council and Town Planning Dept. meetings to discuss this area. He has proposed a similar structure to the one west of The Wellington Neighborhood by the pond as well as a playground with a swing while still maintaining proper snow storage. He is waiting to hear back from the Council and will follow up with them. Carol suggested Hank discuss status with Jeffery Bergeron – neighbor and town council member.
6. 2018 Improvement Requests Review– We will add this item to our Board meeting agendas so we can keep track of the projects and if they are completed
  - 1) Adkins Fence- 224 Rachel – approved/completed. Members present are very happy with how this fence turned out.
  - 2) Ballenger Windows – 58 Sheppard - need review/approval – simple replacement of like windows - The Board members felt that there was no need for this to be reviewed since it is a simple replacement of windows. The windows near the hot tub area will be changed to tempered glass.
  - 3) Tapias Patio with expanded firepit and hot tub – 96 Sheppard – approved/ not complete
  - 4) Andy Landis -128 Rachel. Members present were not happy that these improvements were done prior to approval. The hot tub permits still need to be cleared by the Town
    - 1) Replace asphalt driveway with concrete – did receive Town Class D Permit
    - 2) Add hot tub to deck – have not received Class D permit yet
7. Board Member Discussion
  - Vote on/appoint board member to replace Renate. Thank you Renate! Jeff Grant stated that the Board sincerely appreciates the interest of the three HOA members to be on the board. They were all extremely qualified and the board had a hard time making a decision. Jeff Grant announced that Nichole Rex from 155 Rachel (townhomes) was appointed to replace Renate.
  - (Reminder - At the 2019 Annual Meeting, Chelsea Connolly and Jeff Grant positions open up for election)

8. New Business –

- Reserve Study – HOA is working with Summit HOA Services to update the VP HOA Reserve Study.
- Discussion regarding timing of Townhome painting – receiving bids. There was some discussion regarding replacing the wood siding on the Townhomes with vinyl or “Hardy Board”. This would be extremely expensive, but would decrease the cost of the maintenance. Carol will look into the siding replacement costs as opposed to painting.
- We had the solar lights repaired on and in the dumpster building. Shari says they still need some adjustments. Carol called electrician to return to work on these.
- RV and trees at Ballenger unit #58 Sheppard – Glenn Ballenger explained that he is “under investigation” by the Town and has since complied with their requests. The HOA waived the RV parking in his driveway during his “construction nightmare” until August 1 (and then it would be discussed again at that time), but the Town has said that “overnight sleeping” in the RV is against Town ordinances. He is now sleeping in the basement of the house – the rest of the house is currently “unlivable”. He also has a landscaper working with him who “topped” two aspen trees in his yard and the Town is “investigating” that. He agrees to not do anymore tree cutting and his landscaper did not realize that this was an infraction.
- Short Term rentals at Vista Point – A discussion regarding parking, speeding, trash and noise from short term rentals in the neighborhood is becoming more of a problem. The members present will call Summit County Dispatch to report problems more often – 970-668-8600. Carol will also make a point to notify owners and Breckenridge Police of problems. Carol has requested, and they agreed, to have Police/Summit County Officers drive through Vista Point more often to combat parking and SPEEDING problems. Vista Point Owners are asked to PLEASE SLOW DOWN and please do not park on the street. If you are renting your unit, you will be responsible for complying with the parking, noise, trash rules of the neighborhood. Carol will purchase orange cones and Slow – Children Playing signs.
- Notice to Townhome owners that HOA does NOT insure the exterior of Townhomes – this is an odd set up of the HOA Declarations that the HOA is not responsible for insuring the exterior (or interior ) of the Townhome units. The HOA is, however, responsible for maintaining the exterior (painting, siding, etc.) Therefore, each townhome owner is responsible to make sure that your homeowner’s insurance covers the exterior of your unit.
- Schedule Neighborhood Board “Walk Around” with new Board member. This will be scheduled in the near future.

9. Adjourn - Motion: M/S/P: Jeff/Renate: Passed