

**Vista Point Homeowners Association**  
**Board of Directors**  
**February 4, 2020**  
**5:15 pm – 7:30 pm**  
**Breckenridge Library TIP TOP ROOM – 3<sup>rd</sup> Floor**  
**MINUTES**

1. Call to Order; Confirm Quorum – Pursuant to timely notice of meeting having been given, Carol Cannon called the meeting to order at 5:15 pm. Board members Shari Evans and Nichole Rex (via conference call) were in attendance. Jeff Grant, Jenny Alford and Hank Scott were in attendance. Carol Cannon with Bliss Property Management was also in attendance.

Carol made the point that the Board does need to meet quarterly. This is important and Conference Calls are acceptable for Board Meeting. Everyone agreed.

2. Approve Board of Directors Minutes of Board Meeting July 11, 2019. Jenny Alford noted that the Minutes listed her maiden name which should be changed to Jenny Alford. All approved the minutes with this change. Motion: M/S/P: Jeff/ Hank: Passed
3. Current Financials as of Dec. 31, 2019  
Reports: Balance Sheet, P&L Report, Budget vs Actual, Customer Balance Summary – all reports were presented and discussed. Motion to Approve the Financials as presented: Motion: M/S/P: Jenny/Jeff: Passed
4. Dues A/R Update
  - There are no units more than one month past due
5. Annual Meeting Documents and Proposed 2020 Budget Discussion
  - Lengthy review and discussion of the Annual Meeting agenda, election notices, member email, proxy, 2019 Annual Meeting Minutes, 2020 Proposed Budget and Reserve Transfer

There are two open Board Seats and the incumbents are seeking re-election: Representative for Market Primary Resident – incumbent Hank Scott - Term 2020-2023  
Representative for Member-at-Large – incumbent Nichole Rex – Term 2020-2023. All Annual Meeting Documents were approved. M/S/P: Jenny/Jeff: Passed

The 2020 Budget discussion – Members present felt that the Town should absolutely help pay for the Pet Services expenses that require clean-up/maintenance of pet stations on Town of Breck public walkways that are adjacent to the VP neighborhood. Carol will ask Jeffrey Bergeron what is the best approach to lobby the Town Council. Over the past year, Carol has been rejected by the Town’s Trails Manager multiple times via phone conversations and emails. Vista Point HOA pays about \$5200 per year on the Pet Services. Carol will also see how the Town handles other Pet Service Stations on public rec paths, i.e., the paths adjacent to The Wellington Neighborhood. The Board discussed that dues may have to be increased next year due to the annual increases of Plow Expenses and Water Increases. The Board Approved the 2020 Budget Motion: M/S/P: Jenny/Hank: Passed

6. Maintenance Issues –  
The Townhome paint project was discussed and it was determined that the full paint job should wait until 2021 as the Reserve Study mandates. However, there are areas that are peeling that will be painted this summer. The 2021 Paint project should include all of the Townhome decks so there is uniformity. The

current bid received was for \$17,800 and did not include the decks. The Townhomes have been getting their roofs shoveled consistently to prevent leaking.

## 7. Old Business

Update HOA Rules and Docs – The VP Board is still working with Bob Gregory with West Huntley Gregory Law Firm to update the HOA Docs by amending the HOA CCR's (Covenants Conditions and Restrictions), Bylaws, and Rules and Regulations. Jeff and Carol are hoping to meet with Bob Gregory this month to have the new rules in place prior to the Annual Meeting.

The current HOA Board would like to:

- Suspend or delete the CCR's paragraph regarding the recreational vehicles, etc., and transfer this statement (or one that the BOD can approve easily) into the rules and regulations. Stating that the VP HOA Board will review this rule 1X per year (or whatever time Bob Gregory thinks is appropriate), and if this "Rule" is not reviewed by the HOA Board then the CCR's Ruling as it currently stands will kick-in. (Not sure how that works or if that is possible – hoping Bob can guide the Board). The reason for this is that the rules right now, are more restrictive than the CCR's. The Board feels more flexibility with this rule is necessary and will make the CCR's compliant.
- VP BOD would also like to clarify the phrase "Front Yard".
- VP BOD would like to Dec's to delete that any amendment must be "approved" by 51% of the mortgagees.
- VP BOD would like you to write up the amendment that would be voted upon ask about electronic voting for the membership to vote so that there is a better chance of getting 67% of the membership to vote.
- VP BOD would like to add a Townhome section in the Rules and Regs about cleaning up the toys and bicycles in yards
- Add in the CCR or Rules and Regs regarding the TH maintenance responsibility. If damage was not caused by the owner compromising the building's structure (i.e., adding solar panels incorrectly and damaging the roof, punching holes in the roof), then the HOA would be responsible for the exterior replacement and repair and the interior repair.
- Shari left at 6:15

## 8. New Business –

- New Landscaping Maintenance Contract – Discussion about the landscaping bids. There are three bids on the table – Thetford Landscaping, Neils Lunceford and Imperial Landscaping. The Imperial Landscaping Bid was accepted for \$5000.
- Increase in Dues – Beginning March 1, 2020 the dues will increase from \$115 to \$140 for duplex and single-family owners – due to increase of trash services and 5% increase in snow plowing – beginning fall 2020. There were no negative reactions to the dues. Jeff Grant reiterated that it may be best for the HOA not to be responsible for the irrigation at the Annual Meeting. Members present felt this may not be good for the second homeowner who not know who to call for irrigation assistance. The HOA may end up assisting owners anyway. Everyone agreed that this will have to be looked at in the future.

## 9. Adjourn 6:50 pm.