



AGENDA

ANNUAL MEETING OF THE MEMBERS OF THE VISTA POINT OWNERS' ASSOCIATION

DATE: Saturday, May 16, 2009
TIME: 9:00 am
PLACE: Breckenridge Town Hall – Council

Chambers

1. Roll Call & Introduction
 - The following homeowners were in attendance: Jim Morgan, Steve Greenwood, Robert Simonton, George Williams, Rob Weeks, Dan Gendron, Ken Sauerberg, Karen Adams, Doug Adams, Kathy Chisholm and Steve Graham. We received proxies from the following neighbors: Jeff Grant, James Hathaway, Matt Fackler, and Jennifer Ladieu.
2. Determination of quorum & statement of compliance of Notice of Meeting (11 households) Quorum was achieved & the meeting was properly noticed.
3. Election of meeting Chairperson and Secretary – Jennifer McAtamney our Association Administrator will handle these duties.
4. Previous Annual Meeting Minutes review and approval
 - Ken Sauerberg made a motion to adopt the minutes without changes. Steve Graham seconded the motion a verbal vote was taken and all were in favor with none opposed.
5. President's Report:
 - The Board decided to chose another management company in order to find another service provider that would be more attentive to the Board and the neighborhood. Our neighbor Jennifer McAtamney was hired and has been very proactive since taking over in November.
 - We are asking neighbors to sign an appeal to the Town of Breckenridge to have the 5 year cap on capital improvements to be lifted from the deed restriction our neighborhood. It will be submitted to the town. If you were unable to attend the meeting and would like to lend your support to this please send an email to Jennifer at administrator@vistapointhoa.com indicating your support and we will include it with our appeal.
 - We are working hard as board and a neighborhood to keep our things in a good state and condition so that we can improve and preserve the values of our homes. If you do receive a letter regarding an issue please do not feel picked on or called out. We are working to do the right thing for the neighborhood and asking for your help.
6. Financial Report:



- We ended our last fiscal year \$4,822.37 over budget. From our review of the actual expenditures both landscaping and additional snow removal in the prior season created this deficit. We have started budgeting for extra snow removal since this seems to be needed more years than not. We are also looking closely at landscaping. This year we will be using a new service and be able to track and check up on what services they provide. This along with reduced management fees will help us to better manage the funds going forward.
- Looking at this years expenses to date we are tracking over \$2600 under our budget from this time last year. (Since we have not adopted our 2009 budget we are still tracking against our 2008 one) This is largely due to reduced management fees.
 - Kathy Chisholm made a motion to approve the 2008 Financials, Karen Adams seconded the motion, a verbal vote was taken and all were in favor with none opposed.

7. Manager's Report

- Winter Recap: This winter we used new services for plowing and shoveling. After a bit of a rough start with the shoveling service things got remarkably better and they were prompt in the mornings to make sure that walk ways were cleared. Our new plowing contractor did the best job I have seen in the 7 winters we have been here in Vista Point. Remember for next year if you ever have issues with plowing or shoveling to please call or email Jennifer. Both of our contractors were very responsive and willing to make adjustments to give better service or come back out if something was missed or neglected. This winter for the first time the Townhomes did their own shoveling and clearing. Neighbors in the townhomes felt this extra effort was worth the savings and will be continuing next winter. This enables the neighbors in the Town Homes to put more dollars in their reserve account for future work there. Leaving our winter report we want to remind everyone that our plowing and shoveling threshold was 3" and that it is helpful to keep a shovel handy for those light dustings we get that do not trigger our service contractors.
- Summer up and coming news. Irrigation will be starting at the end of the month and early June. In the event we have a dry month remember it is ok to hand water while you are waiting for that hook up. Over the last couple of year we have made good headway on the noxious weeds with our spraying company. We will continue to use them this summer as we continue this effort. A reminder and suggestion to neighbors that the cut leaf daisy/false chamomile is easy to pull especially when the ground is wet. We also suggest putting fresh seeds you would like to see grow in the resulting holes to compete with the chamomile. The townhome are also doing their own landscaping this summer to save funds.
- Steve Greenwood asked if the large common irrigation systems are complete and if they would be working this summer? Ken Sauerberg answered that we do not believe that it is all set up. The board is



continuing to work with WSG and the Town to get it up and running. One item of contention is some finishing work on the main the vault. They are asking the association to pay for those items. Since this is an obligation of the developer we have been working to make sure they fulfill their obligation to the neighborhood. Steve Graham asked if we should just pay for the additional work on the irrigation to get it going. Ken explained that there is a bond being held from the town and it has caused damage and will continue to cause damage until it has been completed. Some members of the association would like to see us pay for this and get it taken care of. The Board will follow up with Mike to make sure if the parts this is completed. Kathy also reminded us that even with \$400 invested in the system that that will not solve all of our irrigation systems. Ken explained that this was correct and that we will need to take a very careful inspection to make sure that the system is actually completed and functioning.

- Doug Adams: Are we going to make sure that the trees along the river are taken care of? Yes – that is part of the tree count that the town will be doing.
- Doug Adams: What about the pocket park that was trashed along Rachel lane by the contractors working on the most recent house. This was documented in our fall walk though and passed along to the open space and trails groups as well as community development. These efforts are a continuation of the work the board has been doing over the last two years to make sure that WSG fulfills their obligations to the neighborhood.
- Tree Count for Town of Breckenridge: Please send us your count for trees that you have lost or planted to make sure that WSG does not get credit for any that homeowners have planted at their own expense.

8. Old Business

- Developer Transfer Issues
- Pathways: These are public access areas for emergency vehicles, and public works for weed control please do not park in these areas.
- The town is still holding a bond for work that WSG is obligated to complete. Our understanding is that the bond for \$ 75,000. It is tied to certain obligations and items and as those are completed portions of that money is released. The trees and landscaping are part of this obligation. The landscape plan and trail has been documented and shared with the relevant town departments.
- Kathy Chisholm also noted that it is quite fortunate that we have Ken here who has dedicated lots of personal time to this project as he brings great experience to the table in making sure things are done correctly.

9. New Business

- 2009 Budget and Reserve Plan Discussion & Ratification: The 2009 budget was discussed. We are looking to retain more reserves this year due to cost savings from management fees and other efficiencies.



- Steve Graham made a motion to adopt the 2009 budget, Jason Hart seconded the motion a verbal vote was taken and all were in favor with none opposed.
- Community Clean-Up Date – Mark your calendars for Saturday, June 20th, 2009. This year we will be working on the fountain area and along the river. Meet at 216 Rachel Lane at 9:00 am with all your gardening and yard tools. The fountain will all be turned into a rock and flower garden and have some additional color the river corridor will be spruced up like we did the other pocket park areas last year. Ken has been prepping the area for work day and rather than charging for the time he would like to take any extra materials that are not used as a part of work day as compensation if there are no objections. No objections were raised to this. Doug Adams also proposed that if we are unable to get the common areas put on common area vaults that we formalize the arrangement with owners that are watering these common areas. We all agree with this. Also just a reminder to everyone: If you are unable to join us for work day we are asking for a \$50 donation as your contribution our neighborhood work day.

Corporate Standing: Our corporate standing is up to date and included in our association documents.

- Other New Business:
 - Painting for the Town homes: We have 5 bids for painting the town homes. We will be looking at getting this work completed in late spring or early summer.
 - Fountain Status: Ken and his people have begun dismantling it to prepare it to be a garden.
 - Parking: Remember to park in your driveway and if you have additional guests to use the town 4 hour parking permit to make sure your guests do not get parking tickets.
 - Loose dogs: It is important that all neighbors have their dogs on leash and that we all pick up after our pets. To do otherwise is just plain rude. The police will also be patrolling the neighborhood for loose pets or those who are not being cleaned up after. If you see loose dogs call the police non-emergency ph# at 970 453-2941 and report it.
 - Security Patrols: If you are leaving town you can alert the Breckenridge police department to do extra patrols while you are out of town and they will keep an eye to make sure there is no suspicious activity at your home. Call 970 453-2941 to request this service.
 - As a part of the Corkscrew's build out a new bridge will be installed along the western edge of the neighborhood. We hope this will be happening this summer



- We are currently getting bids to put shelves in the dumpster building. Our goal is to provide each homeowner in the Townhomes with additional storage. This will be funded either through reserves or a small special assessment for neighbors in the town homes.
- Open Forum:
 - Can we look at Solar lights for the fountain??? Yes this is a great idea.
 - Steve Greenwood: Can we move the annual meeting to another month when second homeowners would be in town? Yes this is a great idea: Let's look at January or February for next year. We will ask in an upcoming email.
 - Steve Graham: Would like to see more dialogue in the neighborhood. Could we send a contact list out? Yes we can. We will ask people to opt in and provide email addresses and will distribute it by the end of the month.
 - Doug Adams heard about discussions of putting a covered structure at our bus stop. Ken posed the concept of sharing the expense to build this with Gibson Heights. This would be about \$10,000 and we will approach Gibson Heights to see if they would be interested in participating.
 - Doug Adams was hoping to come into the meeting and see all of these people here at the meeting being active in the neighborhood. Can we all work together to make things change. We need to all be squeaky wheels. Please call: Community Development at: (970)453-3160 and, Jenn Cram at 547-3116 Come to a Town Council Meeting. The council meets at 7:30 pm on the 2nd and 4th Tuesdays of the months. There is a public comment portion of the meeting at 7:30. Remember that you catch more flies with honey than with vinegar.
 - Steve Greenwood asked about the Stillisonlot across Wellington Road: Can we get the Town to beautify it? Probably not this year because of fiscal constraints but we should approach the town about concerns here and ask that they put money aside to beautify it.
 - Steve Graham asked about what it takes to change the covenants:
 - A. No less than 67% of the owners voting in favor of a change. Steve Graham asked if we can change the rules regarding the number of cars in a driveway? Yes we can make and change the rules as long as we follow our responsible governing guidelines? Can we make a rule about cars right now? No. This is an issue for the Board of Directors and they are committed to taking this issue on.



- At 11:22 am Ken motioned to adjourn the meeting, Jim Morgan seconded that motion a verbal vote was taken all were in favor and none were opposed.

8. Adjournment