



Vista Point Owner's Association  
Board of Director's Meeting  
March 6, 2010 – 12:00 am  
Minutes

- ❖ Call meeting to order: Calling the meeting to order at 12:19.
- ❖ Statement of compliance with procedures for notice of meeting or waiver of notice
- ❖ Public Comment Session: Paul Cusmano is pleased with snow removal people and shoveling at town homes is working out well and people are staying on top of keeping it cleared.
- ❖ Approval of Minutes:
- ❖ Report of Officers:
- ❖ Report of Committees:
  - Finance
    - Review and accept actual to budget statement:
    - Automated payments:
      - Waste Management - \$123
      - Timberline Disposal - \$1249.00
      - Community First Association Management - \$1850.00
      - Visor Construction - \$1250.00
      - AllPhase - \$1600
- ❖ Unfinished Business:
  - WSG Report: Waiting on Mark Richmond fuller report. Currently we will have ability to take action on our common areas but Mark is going through the entire walk through Ken and Jennifer did to determine if and how we should take action. Once that is determined he will let us know how to proceed.
    - From the O & E report the deeds were transferred to someone's for \$10 in September
    - Can we bill new lot owner for dues
    - Can we lien those lots
    - Find out what the next steps are for the HOA on the common area
    - Check on the bond money how it is released and the timing for that
    - Let Jenn Cram know that the lots are no longer owned by WSG & find out what the next steps are.
    - We want to take immediate action to make sure things are up to snuff in the neighborhood.
    - Send memo to the homeowners that the lots have changed hand and that we are pursuing the bond money and completion of the work for this season
  - ❖ Architectural Review Board Committee: 1<sup>st</sup> Draft of the Design Document please for review and send comments to Jennifer – We should present this at our spring meeting. Jen will send these out for your comments and then we will post it on the website for adoption and use this summer. Tabled
- ❖ New Business
  - Association Hot Issues:
    - Management Report:



- We are going to install a solar light Brian Hume and SPL Inc are presenting solutions so we are ready in the spring. We need to make sure this meets the town's new lighting code. Jen will also be starting to take bids for our starting up systems and spring clean up. If you have suggestions of contractors let her know.
- Review Royce/Landis Proposal: This has now been referred to the HOA to resolve – they have never contacted us.
- Landis update: We liened this property and it is filed and recorded. We do not want to pursue collection. We also received a notice that the vacant lots are being foreclosed on. The date of the auction is 6.18.2010. We are in first position.
- Budget Decisions:
  - 2010 Budget – Jennifer will present 2nd draft at our meeting integrating changes we made last time. If the board is comfortable with it we will approve and send out with our April meeting notice. Jen will re-send these and ask for a vote via email.
- Policy Decisions:
  - Rules and Regulations: Approved and sent out in December meeting.
  - Set date for June meeting and clean up day – Clean up day concentrate on our neighborhood. Saturday June 26, for Neighborhood work day. Pick up day on the same day as Town clean up. See if that works for Ken. Also our next board meeting is April 3<sup>rd</sup> after the board meeting.
  - Board of Directors – size and make up. Based on the outcome of this discussion we will update the bylaws to memorialize this as well as the new rule regarding resignation when you put your home on the market. Alternative to expanding the board also include forming committees for projects. Now tabled to our April meeting.
- ❖ Final Board Comments:
- ❖ Adjournment:



*Vista Point Owner's Association  
Board of Director's Meeting  
December 19<sup>th</sup>, 2009 – 9:00 am  
Agenda*

- ❖ *Call meeting to order at 9:10 The following members were in attendance: Karen Adams, Paul Cusmano, Ken Sauerberg, Kathy Chisholm, & Jeffrey Bergeron.*
- ❖ *Statement of compliance with procedures for notice of meeting or waiver of notice - done*
- ❖ *Public Comment Session: None*
- ❖ *Approval of Minutes: Move to approve: Paul, Karen seconded – All in favor 4 - 0*
- ❖ *Report of Officers:*
- ❖ *Report of Committees:*
  - *Finance*
    - Review and accept actual to budget statement:*
    - Can we look at some alternative to trash pick ups like going to bi-weekly or doing that for part of the week.*
    - Automated payments:*
      - *Waste Management - \$123*
      - *Timberline Disposal - \$1249.00*
      - *Community First Association Management - \$1850.00*
      - *Visor Construction - \$1250.00*
      - *AllPhase - \$1600.00*
- ❖ *Unfinished Business:*
  - *Approval of AGM meeting minutes for distribution: Jen send out with a draft watermark for our April meeting*
  - *WSG Report: WSG did not do the work this fall. Ken thinks that they saw the bids and it was similar to the amount help on the bond and may have decided not to do the work. There are still 4 or 5 cuts in the system. Zen 4 You did repair the lines along the creek so we were watering those. The town will do the work if they do not step up in the spring. Let's also do a title search on the vacant lots. Can we do something to make sure that the sale of those lots secure the completion of the common areas. The board has authorized Jennifer to work with Mark Richmond to complete this.*
  - *Architectural Review Board Committee: 1<sup>st</sup> Draft of the Design Document please for review and send comments to Jennifer – still waiting for comments*
- ❖ *New Business*
  - *Association Hot Issues:*
    - *Bulb Planting: We had a few takers for bulbs.*
    - *Management Report:*
      - *Old faded dog signs were removed along with the old Xcel service by the entry. The final removal of the electrical works has not been completed because Xcel has not been able to verify if there is any power to that area. I am following up with them again on getting an answer for this. (The are notorious for these types of delays) The entry sign was sanded, repainted and lacquered and put back up. We are going to*



do the re-stain the poles in the spring because weather just did not cooperate for this. Before completing the re-finishing of the sign since he estimated the work at 15 – 18 hours I double checked with the two sign people. Both said they were unwilling to repaint and offered instead to build a new one. One quote was for \$3500, the other was for \$4,200. The max price to repaint was \$900. The final price on refinished was \$850 and it was 17 hours of work between sanding, painting, and finishing. We are also going to install a solar light out there to light it. We need to make sure this meets the town's new lighting code. I have one other small job to complete which is to take the signs down at the entrance to the townhomes. Once again uncooperative weather stopped this so we may wait until spring unless we just want to cut them down.

- *Review Royce/Landis Proposal: Update as of 10/28/2009 - -As Jennifer mentioned before planning had concerns about the amount of program and site disturbance when they initially reviewed the plan. They are going to review it again to specifically weigh in on the appropriate number of units for the site. Presumably from looking at the minutes it will be less the 12 currently proposed. This has now been referred to the HOA to resolve before any more council or planning discussion.*
  - *As an HOA they need to make sure that all fines or dues are paid before any conversation will take place.*
- *Budget Decisions:*
  - *2010 Budget – Jennifer will present 1<sup>st</sup> draft at our meeting.*
  - *We are looking at trash costs and other options for lowering the costs of annual removal.*
  - *For the project on the far side of the creek. Paul and Karen are going to coordinate with the neighbors and work with the town public works and engineering staff to landscape that area. While this is not an HOA project Jen did talk to the town and they were interested in pursuing an agreement.*
- *Policy Decisions:*
  - *Rules and Regulations: Jen is waiting on comments from our last meeting.*
    - ◆ *There was concerns regarding limiting real estate signs. We eliminated this rule completely.*
    - ◆ *Jeffrey also asked about how can we protect homeowner's right to rent their homes. Jen will take this up to with Mark Richmond.*
    - ◆ *We are also going to take out the sign rule and put it in the arc docs. Jen will check with town code and we want to limit it to only 2 signs at most if applicable.*
    - ◆ *Jeffrey moved to adopt with the changes. Paul seconded. All in favor – 5 – 0 . Jen will send out with coupons mailing.*
  - *Decide on dates for board meetings and AGM.*
    - *Pending - Karen will email some optional dates for January for a board meeting and AGM. 19<sup>th</sup> – 28<sup>th</sup>. We set a meeting for March 8<sup>th</sup> at 12:00 for board meeting. The AGM was set for April 3, 2010 at 9:00 am at the ice arena. We want people to know that we planned this for spring break time to facilitate more participation. We are going to set our June meeting and clean up date at our March meeting.*
  - *Board of Directors – size and make up. Based on the outcome of this discussion we will update the bylaws to memorialize this as well as the new rule regarding resignation when you put your home on the market. Alternative to expanding the board also include forming committees for projects. Tabled to our March meeting.*



- *Seasonal displays – lights, sculptures, statues etc. – send this arch committee.*
- ❖ *Final Board Comments: Can we have pack down the paths to make them easier to use. One concern is that we would attract lots of walkers and extra dog poop. We are going to try it.*
- ❖ *Jeffrey moved to adjourn.*
- ❖ *Adjournment:*



*Vista Point Owner's Association  
Board of Director's Meeting Minutes  
August 7<sup>th</sup>, 2009 – 4:00  
52 Rachel Lane*

- ❖ *Call meeting to order: The meeting was called to order at: 4:10 pm the following members were attended. Ken Sauerberg, Kathy Chisholm, Karen Adams, Paul Cusmano & Jennifer McAtamney.*
- ❖ *Statement of compliance with procedures for notice of meeting or waiver of notice*
- ❖ *Public Comment Session:*
- ❖ *Approval of Minutes: Changed the year to 2009 the real year...*
- ❖ *With that change Karen Motioned to approve, Ken seconded. All approved*
- ❖ *Report of Officers: No reports*
- ❖ *Report of Committees:*
  - *Finance*

*Review and accept actual to budget statement: Ken moved to accept, Karen seconded and All approved.*  
*We are \$3600 ahead of budget. Many expenses are coming in under what we have budgeted.*

*Checks to sign:*

    - *Association Expenses from Jennifer:*
    - *Zen4 You: \$434.00*
    - *RC Painting: \$119.69*

*Automated payments:*

    - *Waste Management - \$123*
    - *Timberline Disposal - \$1249.00*
    - *Community First Association Management - \$1850.00*
- ❖ *Unfinished Business:*
  - *Approval of AGM meeting minutes for distribution: They will review and approve.*
  - *WSG*
    - *The lot has been cleaned up, trees are being pruned and irrigation is being repaired.*
    - *Tree Count is in from Jenn Cram.*
    - *Punch list for path has been delivered by Scott Reid.*
    - *Engineering is going to review the detention ponds.*
  - *Architectural Review Board Committee: 1<sup>st</sup> Draft of the Design Document please for review and send comments to Jennifer*
  - *Board approval of AGM minutes for distribution*
- ❖ *New Business*
  - *Association Hot Issues:*
    - *Work Day Recap: The day was hugely successful. We collected \$300 in donations. Once again we should set the date early and let people know. We are setting the date for June 12<sup>th</sup>, 2010. We will decide how to handle donations for our work day.*



- *Management Report:*
  - *Painting for Town Homes: Completed Rob picked up stain for the decks and that will be completed by homeowners.*
  - *Storage Project: Have 3 bids. - Go with Mathew and do it.*
  - *Work around the neighborhood: Jeff Nichols of Residential Services will be doing some small projects around the neighborhood including a solar lights at signs and removing old signs.*
  - *Violations in the neighborhood: Jennifer reviewed the issues in the neighborhood with the Board of Directors.*
  - *Jen's vacation plans: Jennifer will be gone August 17 – 20th, and everyone is ok with that.*
- *Hank Scott – Garage siding alternative – The board approves the plain one that can be stained one to match the house. We need to make sure that it is stained prior to CO.*
- *Review Royce/Landis Proposal and prepare a response:*
  - *Karen moved and Paul seconded all approved: Dues & fines need to be paid in full before we can have any additional conversation.*
- *Budget Decisions:*
  - *2010 Budget – We should be looking at starting 2010 budget work for our next meeting*
    - *This will include snow removal bids. Any comments or suggestions as to the level of service we want to offer for this coming season. Let's use the same people again. Make sure that the width of the stairs and a path right up to the front door.*
- *Policy Decisions:*
  - *Rules and Regulations: Adoption of rules: rules of 2007 were not adopted or signed and our 1 page rule doc is now awaiting a possible adjustment. When we complete these we will officially adopt them and distribute to the membership and post them on the website. These will include new rules regarding trailers as well as anything regarding parking on paved or unpaved surfaces.*
    - *We like the idea of limiting non-related people renting when the owner is not in residence.*
    - *We really like how we have modified our rules – for 72 hours of storage with rec toys. We want this reflected in our large rules and regulations. We want this to also address items in backs of trucks the same way. Items covered with tarps are exempt from this rule.*
    - *We are going to review this document and get back to Jennifer with comments on any of the other rules.*
  - *Decide on dates for board meetings and AGM.*
    - *November 5<sup>th</sup> is our next board meeting*
    - *Karen will email some optional dates for January for a board meeting and AGM.*
- ❖ *Final Board Comments: Pocket parks are looking great.*
- ❖ *Adjournment: 6:15 pm.*