



Vista Point Owner's Association

Board of Directors Meeting

April 7, 2010

Minutes

- ❖ Call meeting to order: The following members were in attendance: Kathy Chisholm, Ken Sauerberg, Jeffrey Bergeron, Paul Cusmano. (And Karen Adams by Phone)
- ❖ Statement of compliance with procedures for notice of meeting to Board or waiver of notice - completed.
- ❖ Public Comment Session: No comments:
 - One note due to the last minute nature of this meeting Jennifer did not have time to post it on the website. We need to schedule them for the rest of the year, post them so neighbors who are interested can attend.
- ❖ Approval of Minutes: A motion was made to accept the minutes. M/S/P Paul Cusmano, Jeffrey Bergeron 5-0.
- ❖ Report of Officers: None
- ❖ Report of Committee: None
 - Finance

The finance report was reviewed at our last meeting there are no changes since then. New financials will be available at our June meeting or at any time in between for those interested.

All our contracts that are auto paid for the duration of the contracts. Any expenses outside of the usual contracts are paid by check and signed by both Kathy and Ken. Jennifer does not have the ability to spend any money without the permission and sign off of both the President and the Secretary of the Board.
- ❖ Unfinished Business:
 - How to proceed with WSG and vacant lots: Jennifer reviewed the options presented by Mark Richmond for pursuing payment on lots that were owned by WSG. Choice 1) Request payment for all common area assessments up to the statute of limitations on the two vacant lots as well as completion of subdivision improvements. The letter for this request is completed. We have very straight forward claim here. Choice 2) Assess WSG for all neighborhood lots while they were unimproved through the statute of limitations. This could be protracted and expensive with uncertain results. 3) Choice 3 – Only assess the dues from the time of the quick claim deed when the ownership changed from the developer to a new entity.
 - Paul had a question regarding the transfer tax. – A. Jennifer was able to verify that Transfer tax was properly processed and paid on these lots.



- Paul also had questions about whether they were paying property taxes on these lots. A. Property taxes are collected by Summit County Govt. Vacant lots are assessed at 2 – 3x that of improved lots. Jeffery knows the county treasurer and will follow up.
 - An extensive discussion ensued regarding the pros and cons of each option. One major concern that was noted is that WSG has very good legal representation. It is also a concern that we are dealing with WSG Breckenridge LLC and it is unknown if they have any assets that could pay out a settlement.
 - A motion was made to move forward with option 1 which will include assessing the two lots for common area expenses from 2004 forward, requesting the completion of the subdivision improvements. M/S/P Jeffrey Bergeron, Karen Adams – Passed 4 - 1.
 - In taking action. We will be moving ahead with option one. Jennifer will begin calculating the common area assessments for each calendar year for assessments for Mark to include in his letters. We would also like the letter to indicate that we could go after them for a much larger settlement that we are legally entitled to if they do not pay. We will also address lots 1- 3 and adjust those assessments as well. Jen will report to the board once this is completed so we know the potential implications of both actions to our budget and financials.
 - Architectural Review Board Committee: Draft of the Design Document is completed. Please review and send comments to Jennifer. Jennifer had sent them out again in early March so they would be easy to find. Once received comments will be incorporated and then we will post it on the website for use this summer. Following a summer of testing we will make any necessary adjustments and formally adopt it. Tabled waiting for comments.
- ❖ New Business
- Election of new officers: President, Vice President, Secretary, Treasurer – The offices remain the same.
Ken Sauerberg – President, Karen Adams – Vice President, Jeffrey Bergeron – Treasurer, Kathy Chisholm – Secretary.
 - Creating new committees.
 - Social Committee; Karen will craft an email asking people for updated info for opt in email and what they would like to discuss. The association should send out initial email to the entire neighborhood. It also sounded like Sara was willing to head this up.
 - Work Day: Karen is willing to head this for 2010. She would love input and help! Ken had been thinking about the AGM comments and while we don't want to make significant investments until the landscaping is completed he did suggest that we could put shrubs in on the current irrigation system - these would add interest and variety in these areas. We could also use logs and rocks to create additional visual interest. Karen may have rocks and other things from their lot in the Highlands. She and Ken will look into this. How can we increase this budget? We could take the voluntary donation for those who could not attend. The voluntary fee did not raise much money last



year. Let's look at making it a requirement. Karen suggested a "None participation fee of \$50" be assessed for each household. The fee can then be waived for all who participate or do a project that they coordinate with the committee. It is important that we also make projects available for those who can-not attend on this weekend. We will be using our landscape reserve on this year's work day + the non participation fee we hope this larger budget will make a bigger visual impact on the work completed.

- A motion was made to assess a non participation fee of \$50 for each household which is waived if you attend or do a project coordinated by the committee. M/S/P – Karen Adams, Jeffrey Bergeron – Passed 5-0
- Finance Committee: We would be interested in getting more people involved in this and will advertise it especially important for 2011 budget.
- Association Hot Issues:
 - Management Report: Most intense work has been on archiving 2009, streamlining 2010, creating mailing and meeting materials, updating web site, SB 100 mailing and meeting preparation along with shepparding questions on WSG findings. I also checked in with Jennifer Cram. She is in the process of notifying WSG of their outstanding obligations subsequent response to these. She has tried to contact Mike but like the rest of us has not had any luck for months. Jennifer M is sending her both WSG as well as their legal agents contact info. We also had an ice dam at the Town homes which caused a small leak at Kathy and Jim's house. The dam was taken care of and fixed the problem. Jim was going to put some paint on the spot and see if it bled through. If so we will look into repairing that. Note: Jennifer also spoke to Rob Weeks who she learned at the AGM was having similar issues. He has taken care of the ice build up and said the water stain was small and he would repaint it. As spring comes we should look into gutters and heat tape for these trouble areas as it is a better long term solution.
 - Meeting re-cap: Jen will update the financials to post to the website. Let's have a board meeting just prior to the AGM even if we need a special meeting so as requested the board is prepared to run the meeting and present their reports. There was a request for a Presidents report when we have news to share. Ken will be writing a follow up letter from the meeting. Ken will also address the issues of the three vacant lots. Ken also noted that since we we are more comfortable with this than some members.
 - How can we get minutes posted more quickly. We don't want to post real drafts. So in the mean time Jennifer will do the minutes and send them out for approval then we will post them as provisionally approved. They will then be formally approved at our meetings as we currently do so they are a part of our meeting record.
 - Meeting dates for board meetings. Having dates for the rest of the year would help to have them published on the website. If the entire schedule can be posted people should all have a chance to



plan to attend. Karen suggested that June 9th could work for our 2nd quarterly meeting. Because Karen has the most challenging schedule she will look at the remainder of the year and then email dates that will work for the rest of the meetings. Once we have them completed we will post them on the web site. Lunch time meetings and Skype seem to work well for everyone. Note on Skype for video conferencing: We will need network access at the house of the meeting to make this work.

➤ Budget Decisions:

- Light – we are having a challenge meeting new dark sky lighting standards from town with many of the solar solutions they have spec'd (both wattage and possible installation are a challenge). We need to look into more complicated and possibly expensive options on this. It is important to note that we may have to spend more \$\$ than we have budgeted to make this possible. Both contractors are going to look deeper for a solution for this spring project. As always if you have a contractor who is great please send them Jennifer's way.

➤ Policy Decisions:

- Board of Directors – size and make up. Based on the outcome of this discussion we will update the bylaws to better clarify this as well as create a new rule requiring resignation when you put your home on the table again until our next meeting.

❖ Final Board Comments: None

❖ Adjournment: A motion was made to adjourn: M/S/P: Paul Cusmano, Ken Sauerberg – 5 -0

❖ Adjourned at 2:52 pm.

*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. Karen Adams, Paul Cusmano, Kathy Chisholm and Jeffrey Beregeron were in attendance. Jennifer McAtamney was also in attendance. Ken Sauerberg was unable to attend due to a family emergency.*

❖ *Statement of compliance with procedures for notice of meeting or waiver of notice - Completed*

❖ *Public Comment Session: Paul Cusmano is pleased with snow removal people. Kathy also noted that the shoveling at town homes is working out well and people are staying on top of keeping it cleared.*

❖ *Approval of Minutes: Karen moved to approve, Jeffrey seconded all in favor o opposed.*

❖ *Report of Officers: None*

❖ *Report of Committees:*



➤ *Finance*

Review and accept actual to budget statement: Paul moved, Jeffrey seconded and all in favor

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: 1st 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 3rd 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: None*
- ❖ *Adjournment: Meeting adjourned at 11:43 am*