



Vista Point Owner's Association
Board of Directors Meeting
August 24, 2010 – 10:00 am
216 Rachel Lane

- ❖ Call meeting to order: Calling the meeting to order at 10:04.
- ❖ Statement of compliance with procedures for notice of meeting or waiver of notice – completed.
- ❖ Public Comment Session: Sue Todd – 5.5 of the bylaws says there will be term limits. People have been succeeding themselves. 4.3C of the Declarations says there will be one deed restricted owner and one non-deed restricted. They may change – they may change the number but may not change the make up of the board. The board may not amend the declarations but may amend the bylaws. 23.2 in case of conflicts between bylaws and the decs control. 5.14. – No trailers, motor homes, etc... shall be parked or stored within the community except within the garage or other structure approved by the boards. She has concerns about the change to the rules regarding parking of recreational vehicles as well as the other items above.
- Some notes from the board's response: The board has tried to create specifics standards to apply to all members of the neighborhood to deal with exceptions like guests with motor homes or owners who are staying in their motor homes while doing work in their homes. We also wanted to policy to allow neighbors here to enjoy their toys since they are relatively common here. The outcome here was the 72 hour policy for trailers and boats. A note on the issues of term limits both Karen and Kathy who have served for a long time have solicited other members to take their positions and have not found any volunteers. We do not believe there is any issue with a member succeeding themselves especially in when a seat is unopposed. Initial terms were staggered as specified in our bylaws when the declarant gave over control. Jeffrey suggested if we do a neighborhood wide vote to amend the declarations he would like to have seasonal specific exceptions made for campers or boats in the summer or a snow mobile in the summer. Paul would also like the board to address the issues of succession of officers. To move forward Kathy suggested that the board and legal counsel work through these questions to make sure we are in compliance.
- ❖ Approval of Minutes: /M/S/A – Jeffrey/Paul/5-0
- ❖ Report of Officers: None
- ❖ Report of Committees:
- Work Day/Landscape Committee: Renate thought that the work day went really well. The neighbors worked well together and Sue is watering them regularly. Ken noted that native dug trees can struggle in the first year or two and will turn earlier as a result of stress. Todd Barson hired one of his friends to spread all the mulch on the property. Bob across the way has also done a great job by the bridge. Jennifer will send them a thank you. Kathy said thank you the Committee and everyone who participated to make it a great day! Renate also noted that the pizza worked well after the day of work. A BBQ or ice cream social should be scheduled at a later time.
 - Finance:
 - Waste Management - \$129.65
 - Timberline Disposal - \$1257.00
 - Community First Association Management - \$1850.00
 - Richmond Sprouse & Murphy- 417.79 –



- Review and accept actual to budget statement: Finance: Jennifer will report back to the board to see why the income received from bank got booked in such and odd day. * This has been corrected. The item it was received against was set up in the wrong category and mixed this up. A new statement is attached
- ❖ Unfinished Business:
 - Look at amending our collection policies to collect funds from Landis at closing on 125 Rachel Lane. Tabled
 - How to precede with WSG and vacant lots- this is in process we are going to offer them the chance to pay up within the next 45 days or we will start to implement late fees and interest. Jennifer will convey this to Mark Richmond so he can follow up with JJ Mak.
 - Architectural Review Board Committee: 1st Draft of the Design Document please for review and send comments to Jennifer. 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
- Association Hot Issues:
 - Management Report: Since our last meeting Jennifer has been working on both of the SIA issues as well as the foreclosure on lots 1,2 3 and the subsequent requests to separate from the HOA. We have also been dealing with the lots owner on poisoning the weeds there. They now have engaged Bio Balance for weed control on those lots, have put rocks to prevent parking as well.
 - The Town has been contacted by WSG/JJ Mak holdings and WSK/JJ Mak has tentatively agreed to the town releasing the funds to complete the landscaping, the irrigation and the drainage issues on the pathways. Last week the board received a request from the Town of Breckenridge to affirm that they are in agreement with the town releasing WSG from their Subdivision agreement so they can put the remaining \$\$ into the completion of the improvements. The board unanimously agreed to this release based on remaining funds being used to complete the outstanding landscape, irrigation and drainage issues. As part of this they had also requested that the HOA release the liens on the 2 vacant lots they hold. We held firm on this issue as it is completely unrelated to the SIA issues.
 - How to proceed with WSG and the subdivision agreement: See notes above. The board has given sign off to the town that they are comfortable with the remaining list and would approve releasing WSG from their commitments so the town can contract the completion of the improvements.
 - Board of Directors Issues & Topics
 - Richard Jensen from Trego Wakeeney Bank in Kansas has foreclosed on the three vacation lots across from Little Red. They are now requesting to separate from the HOA and they will need an affirmative vote of 67% of the neighborhood for the vote to succeed. Kathy Chisholm suggested that we should discuss this further at our meeting.
 - ◆ We are going to adopt this suggested special election procedures specifically for this election. Jennifer made changes to the documents per the instructions at the meeting.
 - ◆ We are shooting for a mailing of September 1, 2010 pending review and approval of the letter of introduction and secondary documents. Once the mail goes out members will have 21 days to receive, vote and return ballots. The ballots will be counted by two members of the board randomly chosen.



Once suggestion was made by Renate to include a signature sheet inside to verify the vote instead of on the envelope. This can be considered or we can just ask people to print or hand write their info and if there is a question do verification of the envelope later.

- ◆ Can we change the order on the ballot – Jennifer drew the yes and no from a hat to determine ballot order. The letter from Trego Wakeeney is the official question and has also been included as part of the ballot.
 - ◆ The board also decided unanimously to recommend against the separation in their letter of intro.
 - Schedule a walk though to look at landscaping. We would like to address lots where there is neglect of the landscape. – Let's schedule this via email.
 - Review request from Mark & Heather Roberts to change the color of their home. They have provided swatches to be reviewed in person since these colors are not incorporated into the neighborhood currently.
 - Discuss subdivision landscape that will be completed with the bond monies. This are approved. Paul noted that they may want to test the samples because he considered using these colors and found the swatches to be misleading. Jennifer will let them know.
- Policy Decisions:
- Determine a long term policy for handing start up and winterization of irrigation systems. – we will table until all board members are here since this is such a broad issue for the neighborhood. We are finding a quite complicated landscape out there and a huge variation of types of systems. – Renate had a suggestion that we 1)Switch contractors – our current vendor is not a good service provider. Other suggestions included: 2) a check off list for the contractor. 3) We could install timers in the spring, remove in the fall, any other work is the homeowner's responsibility. The discussion continued and in the interest of our constrained time it is clear that this still needs more work because we need to deliver services equitably across the neighborhood. Pop up, rain bird and extensive drip systems need more attention that those neighbors who have a single drop system initially installed by the developer.
- ❖ Final Board Comments:
- ❖ Adjournment: 12:17 pm – M/S/P : Karen, Kathy, 5 - 0

Vista Point Owner's Association
Board of Directors Meeting
June 9, 2010 – Noon
Place 90 Sheppard Circle in the sunshine
Minutes

- ❖ Call meeting to order: The meeting was called order at 12:12 pm. The following members are in attendance: Ken Sauerberg, Jeffery Bergeron, Karen Adams, Kathy Chisholm – was late. Paul Cusmano was not in attendance. We also had Theo & Renate Fleisch, and Larry Wisniewski from our landscaping committee were also in attendance. Jennifer McAtamney was in attendance and taking minutes.



- ❖ Statement of compliance with procedures for notice of meeting or waiver of notice. - Completed
- ❖ Public Comment Session: Completed
- ❖ Approval of Minutes: Motion to approved –M/S/P Jeffery, Ken – 4-0
- ❖ Report of Officers: Nothing specific now but there will be items under various business items below
- ❖ Report of Committees:
 - Finance – We are pacing well this year. Dues collections with the exception of the vacant lots on pace with our expectations. Our only expenses that are above budget to date are legal fees which are associated with our issues with WSG and Lots 1 – 3. Some of those expenses may be recouped depending on how things resolve with Lots 1 – 3 with their foreclosures.
 - Landscape and Work Day: Selections of the areas for work day were selected by Theo and Larry. Tract F is really awful and the other end of the neighborhood Tract H could also benefit from some more bushes and work as well. Jeffrey also suggested that we throw some mulch and water on the far side of the bridge as well. They are also planning to hand water plants that do not have irrigation currently. Clean and spiff up the drainage area at the bottom of the path at the bridge. Larry has created a plan and will give it to Mark to give to planning for the proper permit. There was also a suggestion to ask for part of the bond released to buy and plant 7 aspens on Tract F. We could ask to have some bond money released – that will be up to the town to do this and we are not sure of their ability to do this. We will need to buy flowers and shrubs. Jennifer’s family will help plant some of the early purchased flowers. The town is walking the property next Tuesday to assess the remaining work to continue with the notice process to release the bond or have WSG complete the work. Ken can get the trees at cost for the HOA for \$40. We could do this for work day, and work with the Town to be reimbursed or have them plant 7 additional trees. elsewhere in the subdivision. A motion was made that Ken purchase 7 aspens. M/S/P – Kathy, Jeffrey - Approved
 - The board is setting a budget for work day using an allocation of our reserve funds. For 3 hours of work the non-participation fee will be waived.
 - To date \$ 263 dollars have been spent on flowers. 10 shrubs will be purchased and planted for work day will cost \$200. They will be allocated 4 in tract c, 3 in tract d and 3 in Tract F. We will also allocate \$ for additional irrigation for tract C & D. Ken will have this work completed at cost prior to work day.
 - Karen will be purchasing fertilizer sticks for the trees where we have cleared grass, mulched and put rock borders in. We need to be very conscientious of only purchasing material that can actually be planted on work day.
 - Since it looks like Karen will be gone on work day Ken is going to organize and coordinate work. At this time we do not have a house for a BBQ. If we do not have a volunteer we will not be able to hold the BBQ.
- ❖ Unfinished Business:
 - How to precede with WSG and vacant lots- this is in process and there are no new updates.
 - Architectural Review Board Committee: 1st Draft of the Design Document please for review and send comments to Jennifer. 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
 - Association Hot Issues:
 - Management Report: Our biggest efforts have been expended on sorting out the various WSG items. Both parties have been billed and we are actually in the process of lining the two vacant lots for the outstanding sums as well.



Hopefully this will be collected shortly and we will be able to close the book on this chapter. Jenn Cram is back in town and going to walk the neighborhood shortly. Once they do that they will meet with Ken and I to go over the remaining items. Irrigation and clean up has almost been completed at the time of writing this.

- Sam would be interested in taking out tree stakes if we are interested in hiring people to do this. – We will give him name as a suggestion to neighbors who need this taken care of. If he is interested in we can put his info on the website.
- Look at amending our collection policies to collect funds from Landis at closing on 125 Rachel Lane. – We have used this mechanism in the past and we will try and do it again if possible.

➤ Policy Decisions:

- 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. We are going to leave the board as is. M/S/P Ken, Karen - approved
- Determine meeting dates for the remainder of 2010. We need to set up meetings for 3rd and 4th quarter. August 25th at 3:00 pm. November 13th at 10:00 am. (Note: August Date has changed to the 24th at 10:00 am)
- Determine a long term policy for handing start up and winterization of irrigation systems. – we will table until all board members are here since this is such a broad issue for the neighborhood. We are finding a quite complicated landscape out there and a huge variation of types of systems.

❖ Final Board Comments:

- Jeffrey mentioned that the three vacant lots were going into foreclosure and for any change in development the owner would need permission of the Association.
- Karen wondered if the town considers dandelions noxious weeds? A. No.
- With the shrubs that we are putting in should be rocking and mulching them. A. It would be nice but not necessary.
- Where is the permit for Gosnell's. – Their grading plan has been approved and they need to specify plantings and locations.
- Zimmer's dead trees can we address that. Let us know what the intentions are. Currently the dead trees are an eye sore.

❖ Adjournment: 2:17 pm – M/S/P : Karen, Kathy, 4 - 0