



Vista Point Owner's Association
Board of Directors Meeting
August 29 – 1:00 pm

- ❖ Call meeting to order: the meeting was called to order at 1:12 pm. The following members were in attendance: Mike Connelly, Jeffrey Bergeron, and Karen Adams (via phone) Rob Week will be joining at 1:30 pm
- ❖ Approval of Minutes: (See below)
- ❖ /M/S/P: Mike/Jeffrey – 3 – 0
- ❖ Report of Officers: None
- ❖ Report of Committees:
 - Landscape Committee: We want to do a test on the parcel next to 52 Rachel Lane with top soil and compost and then seed with wild flowers and grass seeds. We will get estimates on all the parcels we own.
 - Finance:
 - ◆ Review and accept actual to budget:
 - M/S/P: Jeffrey/Mike 3 – 0
- ❖ Unfinished Business:
 - Architectural Review Board Committee: Mike has finished his review and edits and distributed it to you all for review.
 - We need to develop standards for small projects like planting trees, shrubs, landscaping common areas, etc.
 - ◆ We want to address the situation when someone wants to plant a shrub or planting bed in their yard to allow them to do it without express permission from the board. We feel this would encourage improvement and not burden the homeowner for these small projects. By defining a standard we lessen the burden on the owners for small improvements and retain the opportunity to object to work that was done improperly. The theory is we write something into the standards that says they need town approval but for these specific instances you can do these specific items like planting trees, shrubs etc as long as they are not planted or interfere with snow stacking areas or neighbors views. As part of this they would be required to handle the expenses, and get permission from the town and if it was improperly placed for example planted in a snow stack it would be removed at their expense. There was broad agreement on this concept. One question came up regarding how would we want to deal with the town homes. Because this land surrounding the homes are all common area they would need approval of the owners/HOA. This work will be incorporated into the DOC that Mike just completed reviewing.



- ◆ Jeffrey suggested we create easy to read 1 sheeters on all the things we care deeply about regarding living in the HOA. These would then be on our website and sent to each neighbor.
 - ◆ In addition to new work we also need to develop maintenance standards which can be distributed and enforced based on our master plan. This should include adherence to the master plan, allow for both natural and suburban landscaping themes, and determine what weeds are going to be included in the prohibited list and then communicate it for next spring. Jen will talk with the town to find out what they consider weeds. Mike is going to check our governing docs. Jen will also take some pictures of things that are currently considered within our standards.
 - ◆ Plan for proactively handling noxious weeds on 2nd homeowner's property. Our action for next season is: You can do it on your own, you can join us for a fixed cost and if you determine you want to do it on your own and it is not taken care of we will do it for you. We need to do some research
 - ◆ We also need to put something into our guidelines regarding what would happen in the event of a catastrophic wildfire. Note Karen mentioned that the Highlands had them pay a selected architect per square foot costs for reviewing any plans for approval. We definitely want to incorporate the ability to charge for plan reviews as part of our process.
 - ◆ Final note – we are going to work on this over the winter, introduce it with our letter to the AGM and adopt it at the AGM.
- ❖ New Business:
- Association Hot Issues:
- Enforcement issues: Parking on the street with your printed permit. Send an info out to the neighborhood. Karen will send a note out with proposed verbiage for distribution to the neighborhood. The board will review. Karen have you put this together for distribution? Karen has it at home and will send to Jen to distribute. This will be very important for Winter!
 - ◆ A question was asked does the town really have a law that you cannot park on your lawn. In the town code it states there is no parking on unpaved surfaces. Mike will get this from Mathew from the Breck PD.
 - ◆ Jen was asked to reach out to Mosh regarding the illegal parking area behind the Gibson Height Home at the far side of the block.
 - ◆ Any other illegal parking please call the police to address the issue.
 - House on Reiling – The property is owned by Park Hill LLC. The Dye family has a contract to purchase the homes. There is work happening on the home now for the last couple of weeks. The only thing we might be able to do is fine them for not completing the home.



- Trash – updates for our rules, strategies for gaining compliance. Our best suggestion is to call the cops when there is a mess. They will ticket for garbage that is gotten into and a mess made.
 - HB 1237 – New HOA law and implications for our Association – The new law goes into effect on January 1, 2013. The most important item of note is that all board correspondence will be open for review by neighbors. To facilitate this and protect the privacy of the emails board members use currently we will be setting up google group for our board. This means we will post topics and all correspondence will take place within that group.
 - How to publicize and communicate important issues with neighbors. – Facebook, Email, letters are our current efforts. Any thoughts on new things. Karen is going to send a copy of a letter the highlands HOA sent which we might want to use as an example for our future correspondence regarding violations.
 - Recycling – Mark Roberts asked about looking into including recycling. Lets pursue that. Jen will do that for our Q 4 meeting. Once we have the info and determine how if we want to go down the road we would go out with a survey to see how the neighborhood responds since it will likely impact dues for 2013.
- Board of Directors Issues & Topics
- Cluster Post office box – Could this be possible here? We can have cluster boxes here in the neighborhood. Requirements include 50’ paved area for pull off and parking area. They only place we could do this easily was at the parking area near Little Red. Mike Mosher will get together with us to talk about the land use and parking. I have sent the requirements to planning and also followed up on the possible use of this space. As a board we are all interested in this project and want to voice support to see if can happen.
 - Set meeting for 4th qtr – bring your calendars. We are going to schedule it after October 15th when Karen has her schedule. We are looking at early to mid November.
- Policy Decisions:
- Review rules for parking & other rules for any additional tweaking
 - ◆ Review enforcement procedures for violations of covenants and time sensitive violations like parking
 - ◆ Review protocol for addressing issues with neighbors.
 - ◆ Mike has proposed rewriting our rules in their entirety. This would allow us to address some inconsistencies and more clearly lay out our powers and protocols. This will help us have more efficient governance in the future. IN addition to things covered in our current rules parking, landscaping, and trash, weeds, occupancy, design standards, hot button issues, plus rules in short form for rental agreement are all topics members of the board would like to address. In addition we will create enforcement guidelines for each category of violations.
- ❖ Public Comment Session: None



❖ Final Board Comments: None

Meeting Adjournment: 3:05 pm

M/S/P: Jeffrey/Mike 4-0

Vista Point Owner's Association

Board of Directors Meeting

April 12 – 12:00 pm

❖ *Call meeting to order: The meeting was called to order at 12:29 pm. The following members were in attendance: Jeffrey Bergeron, Mike Connelly, Rob Weeks & Karen Adams. Jennifer McAtamney was also there to take notes.*

❖ *Approval of Minutes: (See below)*

▪ */M/S/P: Jeffrey/Karen – 2-0 (they were the only two present to approve)*

❖ *Report of Officers:*

▪ *Election of officers for 2011*

▪ *Mike Connelly – President*

▪ *Karen Adams – Vice President*

▪ *Jeffrey Bergeron – Secretary*

▪ *Rob Weeks – Treasurer*

▪ *Ken Sauerberg – Member at Large*

❖ *Report of Committees:*

▪ *Landscape Committee: Recap of recent Landscaping meeting – Karen will send out her notes to be included here.*

▪ *Finance:*

◆ *Review and accept actual to budget:*

◆ *M/S/P: Jeffrey/Mike – 3-0*

❖ *Unfinished Business:*

▪ *Architectural Review Board Committee:*

• *Jennifer will get a copy of this out to everyone for final comments and then we will send it to the neighborhood.*

❖ *New Business:*

➤ *Association Hot Issues:*

• *Landscape Directives for 2012 – Update from Committee & presentation of initial bids. We received 5 bids of those solicited.*

• *Enforcement issues: Parking on the street with your printed permit. Send an info out to the neighborhood. Karen will send a note out with proposed verbiage for distribution to the neighborhood. The board will review.*



➤ *Board of Directors Issues & Topics*

- ◆ *Work Day – Updates on Work day? Work day for the neighborhood is scheduled for June 16th. The format will be similar to previous years. We have sent a save the date, and will send the special invite in May. Mike will review the case law on enforcement and dues and we will determine how to proceed.*
- *Response to Sue Todd’s questions. Next steps. Mike is waiting for some clarification on these issues. When he receives these he will follow up. – These questions have been answered and addressed with Sue.*
- *Cluster box – Could this be possible here? We can have cluster boxes here in the neighborhood is that we need 50’ for pull off and parking area. They only place we could do this was at the parking area near Little Red. Mike Mosher will get together with us to talk about the land use and parking.*
- *Request for improvements to the intersection of Rachel at the little Red Schoolhouse. We would like to have a Vista Point sign and some minor landscaping done to improve this entrance.*

➤ *Policy Decisions: None*

❖ *Public Comment Session: None*

❖ *Final Board Comments: None*

Meeting Adjournment: 3:00 pm

M/S/P: Mike/Jeffrey/ 3 - 0 – Rob Weeks had to leave at 1:00.