



Vista Point Owner's Association  
Board of Directors Meeting Agenda  
October 25, 2013 – 10:00 am

- ❖ Call meeting to order: The meeting was called to order at 10:10 am. The following members were in attendance: Mike Connelly and Ken Sauerberg were in attendance as well as Renate Fleisch and Jennifer McAtamney. Quorum was not established so no actions will be taken at this meeting.
- ❖ Approval of Minutes 3/26/2013
- ❖ Report of Officers: None
- ❖ Report of Committees:
  - Landscape Committee:
  - Finance:
    - ◆ Review and accept actual to budget for 2012:
    - ◆ M/S/P:
- ❖ Unfinished Business:
  - ◆ Records policy – ACTION: Jen will pull out info on the policy from responsible governance and put it into a doc to revamp. Mike will then complete this and send it to Mark Richmond for review and approval. Update: We will tackle this once we have the rules project completed. We will also be adding collection policies to this project as well to come into compliance with the state law.
  - ◆ Rules – Mike and Jennifer met during and started working on this. Mike will share the work done to date to make sure we covered off on all the important topics.
  - ◆ Architectural Review Board Committee & ARC Docs – We are going to put a committee together to work through this adding standards for maintenance, outlining small projects that can be done without HOA approval, and putting in caveats for if someone does a project improperly as well as detailing enforcement action.
- ❖ New Business:
- Association Hot Issues:
  - Renate's questions: Mike and Ken addressed Renate's questions regarding the spring work project and maintenance of this area. The project cost \$2300 for soil, seed, hoses, timers and watering. The section was chosen because it was centrally located and one of the few parcels owed by the HOA. (Other parcels owned by the HOA include: Sheppard Circle Common Area, The sign area back to the street light on the path and the area across from the sign from Sheppard Circle to Sheppard Circle. All other parcels are town owned open space). This area was not mowed but we did have weeds cut down before they went to seed because we could not spray them. Renate was not happy with the results in this area and would like us to not continue this.
  - Renate noted that when the irrigation was turned on it was set for 35 minutes twice a day. This is a lot of watering. This is something that Ken will be able to talk to Dave about what he set his watering to. This is a responsibility of individual homeowners to make sure that each system was set for to accommodate their landscaping plan.
  - Renate can we send out a reminder especially to folks who rent their homes to let renters know that they need to move the cars.
  - Do we send out notices to certified? Yes we do.
  - Do our rules have the bite to enforce them? Yes the rules have bite because we are legally granted the power to can enforce them. This comes at a price because enforcement costs the



association money. The ability to enforce things in a timely fashion is challenging because legally it will take about 60 days.

- Proposal from the Andersons to update the master plan
  - Snow removal 2013
  - Spring work project – check the current progress of the area done in the spring. By and large the comments we have heard from neighbors in that vicinity is that it is looking good and they are excited by the results. A few neighbors have expressed concerns that they would like to see all these areas mowed and maintained.
  - Weeds! Homeowners responsibilities, Bio balances most recent work, response, and effectiveness. Ken noted that Pete was missing spots and those need to be taken care of. Thistle and false forget-me not that turn into goat heads which are sore burrs. Things need to be done well.
- Other New Business:
  - Board of Directors Issues & Topics
    - Q4 Meeting meeting date - hold
    - Budget for 2014 – look at raising dues between \$5 dollars per month to catch up with our purchasing power and put us in a better financial situation.
  - Policy Decisions:
    - Mike: Approved 120 Rachel Lane Hot tub
- ❖ Public Comment Session:
  - ❖ Final Board Comments:
  - ❖ Meeting Adjournment: f11:56 am.

M/S/P:



Vista Point Owner's Association  
Board of Directors Meeting Agenda  
March 26, 2013 – 10:00 am

- ❖ *Call meeting to order: The meeting was called to order at: 10:15 am. The following members were in attendance: Karen Adams, Mike Connelly, Jeffery Bergeron, Ken Sauerberg and Rob Weeks via speaker phone and Jenifer McAtamney were present from the HOA management company.*
- ❖ *Approval of Minutes: (See below)*
  - */M/S/P: Jeffrey/Mike 5-0*
- ❖ *Report of Officers: None*
- ❖ *Report of Committees:*
  - *Landscape Committee: Renate has resigned from the landscape committee. She also requested a exemption from work day for 200 & 174 Rachel Lane in return for the work they do on Tract F which is owned by the Town of Breckenridge during the summer.  
Motion to accept the above proposal  
Jeffrey/Mike – 5-0*
  - *Finance:*
    - ◆ *Review and accept actual to budget for 2012:*
    - ◆ *M/S/P: Rob/Mike – 5-0*
    - ◆ *Pet Services: Jeffrey proposed for new pay model for pet services by paying him by the bag as opposed to a monthly retainer to incent more often emptying. Jeffrey suggested \$25/bag a minimum two times per month. All Board members were in agreement to pursue this.  
ACTION: Jennifer will talk to Sam about doing it for \$25/bag a minimum of 2 times per month. (or more as needed)*
- ❖ *Unfinished Business:*
  - ◆ *Records policy – ACTION: Jen will pull out info on the policy from responsible governance and put it into a doc to revamp. Mike will then complete this and send it to Mark Richmond for review and approval. Update: We will tackle this once we have the rules project completed.*
  - ◆ *Rules – Mike and Jennifer met during and started working on this. Mike will share the work done to date to make sure we covered off on all the important topics.*
  - ◆ *Architectural Review Board Committee & ARC Docs – We are going to put a committee together to work through this adding standards for maintenance, outlining small projects that can be done without HOA approval, and putting in caveats for if someone does a project improperly as well as detailing enforcement action. Update for 3/26 meeting. We have not met yet but will do so in April or May in preparation for having the document to share with the neighborhood at the AGM.*
- ❖ *New Business:*
- *Association Hot Issues:*
  - *Discuss process for updating rules for AGM meeting. We will not likely have them done for this AGM. This is a 2013 project.*
- *Other New Business*
  - *Work Day for 2013 – June 8, 2013 starting at 9:00 am.*
  - *Approval letter for Anderson Improvements – we will distribute this via google groups.*



➤ *Board of Directors Issues & Topics*

- *Set meeting for 2<sup>nd</sup> qtr 2013 & AGM Date*
  - ◆ *AGM set for June 7<sup>th</sup> at 6:00 pm with work day the 8<sup>th</sup> at 9:00 am.*
    - *The parcels chosen are those owned by the HOA and not public open space owned by the Town of Breckenridge. Mike noted that we are doing the parcels owned by the HOA. We need to do the parcels we own first then if we want to get permission from the town to work on their parcels we can but not until we complete our parcels first.*
- *Ken's trailer topic covered under rules.*
- *Can we see if the town can look at Andy's parking situation? ACTION: Jen call town re this parking situation.*
- *We have one seat up for election this year. (2<sup>nd</sup> homeowner). Ideally we will have the seats staggered 2, 2, and 1. We need to decide how to proceed for this AGM.*
  - ◆ *Motion to make Mike's seat is up for election this year.*
    - *Mike/Jeffrey 5-0*

➤ *Policy Decisions: None*

❖ *Public Comment Session: None*

❖ *Final Board Comments:*

- *Melody Feldman has two dogs these dogs attacked a local dog and the police have been made aware of it.*
- *Rob was concerned regarding Karen's comments on the neighborhood becoming a parking lot. Gina recently had a ticket when the police came out. He hopes we do not become a petty and bickering over these types of issues. Jeffrey noted that if the police are out they will ticket any violations they come across not just those that are reported.*

❖ *Meeting Adjournment: 12:17 pm*

*M/S/P: Jeffrey/Rob 4-0 - Mike Connelly had to leave early*