



Vista Point Owner's Association  
Board of Directors Meeting Agenda  
December 19 – 10:00 am

- ❖ Call meeting to order: Ken, Karen and Mike were in attendance
- ❖ Approval of Minutes 10/25/2013 meeting record
- ❖ Report of Officers: None
- ❖ Report of Committees: None
  - Landscape Committee:
  - Finance:
    - ◆ Review and accept actual to budget for 2013:
    - ◆ M/S/P: Karen/Ken – 3-0
- ❖ 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. – no update.
- ❖ New Business:
  - Association Hot Issues:
    - Renate's questions & proposal for 2014 – Look into this for possible implementation
    - Proposal from the Andersons to update the master plan – the board discussed in detail. They agreed to sponsor the application, but at not cost to the association. Permit and any legal or other fees will need to be covered by the Anderson's. Also there is no practical mechanism for re-paying any fees so we will not be able to do this.
    - Snow removal 2013 – how's it going??
      - ◆ So far so good. Karen has noticed that the shoveling people only do one shovel width on her landing up to her door. Jennifer will speak to them.
    - Spring work project – check the current progress of the area done in the spring.
    - Weeds! Homeowners responsibilities, Bio balances most recent work, response, and effectiveness.
      - ◆ We still need to partner with Gibson Heights and it seemed that Peter was really busy this summer and was not as responsive as in the past. He also missed some thistle etc. Unfortunately he is the only week person around so we will continue working with him and just address it.
  - Other New Business:
  - Board of Directors Issues & Topics



- Budget for 2014 – The dues will have to increase to cover increased operating expenses. Jennifer will work on the budget and shoot for a \$5 – 7 dollar increase.
  - AGM Date for 2014 – March 14th
  - Policy Decisions: None
  - ❖ Public Comment Session: None
  - ❖ Final Board Comments: None
  - ❖ Meeting Adjournment at 2:33
- M/S/P: Karen/Ken – 3-0



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*