



Vista Point Owner's Association  
Board of Directors Meeting Minutes  
February 18 – 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, Ken Sauerberg, Jeffrey Bergeron and Mike Connelly arrived at 10:20.
- ❖ Approval of Minutes:
  - 12/19/2013
    - M/S/P: Mike/Ken – 4-0
- ❖ Report of Officers: None
- ❖ Report of Committees:
  - Landscape Committee: None
  - Finance:
    - ◆ Review and accept actual to budget for 2013:
    - ◆ M/S/P: Karen/Mike – 4-0

For delinquent neighbors, send a letter offering amnesty if you sign up for ACH and pay in full we will in turn waive late fees and interest.  
Talk to Mark about cutting off plowing & shoveling.
- ❖ Unfinished Business:
  - ◆ Records & Rules – Jennifer will share the document of all the rules that need updating.
    - According to the list the following policies need updating
      - Collection policy – add 6 month payment plan, add denial of services for plowing, trash, shoveling & irrigation
      - Update records policy in our responsible governance – do not disclose names & google groups used for communications
      - Create policy for noxious weeds to enable HOA to enter property within 1 week to treat
      - Create policy for 48 hour ability to tow improper or vehicles in violation from private property
      - Clarify permission to have trailers or sport stuff out over short period.
    - ◆ Architectural Review Board Committee & ARC Docs – We need a committee to take this on to finalize this document before spring.
      - Ken will take this on with Jennifer
  - Association Hot Issues:
    - Renate's questions & proposal for 2014 –Jennifer will include this as an option in our spring bid. So we can present it as an option as part of our landscaping routine this summer.
    - Proposal from the Andersons to update the master plan – Jennifer & Susan met with Julia in planning. They are reviewing the request to see if they can downgrade to a class B for a large savings in the fee. – Peter Grosshuesch is reviewing the request.
    - Snow removal 2013-2014 – how's it going??
      - ◆ Karen is having issues with the shoveling because they are not shoveling the width of the walkway on the porch.
      - ◆ Ken said he it has been fine, he is doing a lot of work by hand to buff his driveway.
      - ◆ Do we need removals – let's hold for now and just work as the season progresses.



- ◆ Is it possible to get an extra removal for individual homeowners. – yes homeowners can contact them for extra work to be done.
- Spring work project – What is next??
  - ◆ Since we will not be able to see what has happened with the test plots first thing in the spring we would like to look at weeding pulling and general maintenance of all common area and open space. We would look at this for in the beginning of August as it is the ideal time to do this. As those strips bloom and show results we will want to do the next section by Jeffrey's part. As question was asked about what parcels the HOA owns. The parcels we own are along Reiling off of Rachel & Sheppard Circle and a portion of the triangle behind Barson's house but have not determined what to complete. We will not need to water those areas unless we see a dry, dry summer. Ken will let us know if things need supplemental water.
- New dogs, loose dogs, pooping dogs...
  - ◆ Lots of new dogs down at this portion of the neighborhood.
  - ◆ Send out a friendly reminder to not let dogs out by themselves. And be sure to pick up after them. Give welcome packets to the new dogs.
- Board of Directors Issues & Topics
  - Budget for 2014 – Please review the attached draft of our budget. This will increase dues for 2014 to \$115/\$185/\$60. Due to increased costs for snow removal, plus additional snow removal and pet services we just can not support our old dues structure. These overruns and the delinquent dues of two home owners also impacted our financials and as a result we ran a deficit in 2013 as was indicated in the 2013 financials. Once ratified Jennifer will send out to the neighborhood.
    - Ratified the annual operating & reserve budget
      - ◆ Mike/Jeffrey – 4-0
- Policy Decisions: None
- ❖ Public Comment Session: None
- ❖ Final Board Comments: None
- ❖ Meeting Adjournment: Adjourned at 12:02 pm.



*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 11:33*  
*M/S/P: Karen/Ken – 3-0*