



**AGENDA**  
**ANNUAL MEETING OF THE MEMBERS OF**  
**THE VISTA POINT OWNERS' ASSOCIATION**

**DATE:** Friday, March 14<sup>th</sup> at 6:30 pm  
**TIME:** 6:30 Pm  
**PLACE:** Breckenridge Recreation Center

1. Roll Call & Introduction: the meeting was called to order at 6:39 pm.
2. Determination of quorum & statement of compliance of Notice of Meeting –
  - Quorum is 6 home and we have met our quorum requirements.
  - The following neighbors were in attendance: Bill Kiester & Joanie Brewster – 68 Sheppard Circle, Ujala Vatas & Chad Gillenberger – 111 Rachel Lane, Wayne Thebeau – 39 Rachel Lane, Larry Wisniewski – 176 Sheppard Circle, Mark Burke – 224 Rachel Lane, Rob Weeks – 157 Rachel Lane, Renate Fleisch – 200 Rachel Lane Jeffrey Bergeron – 105 Sheppard Circle, Ken Sauerberg – 90 Sheppard Circle, Doug Adams – 216 Rachel Lane.
  - Proxies were submitted by the following neighbors: Rick Holman – 27 Sheppard Circle, Dominique McLerran – 54 Sheppard Circle, Will Gosnell – 96 Sheppard Circle, Melina Hathaway – 214 Rachel Lane, Lisa Fackler – 97 Rachel Lane, Amy Beckett – 158 Rachel Lane, Susan Anderson – 127 Sheppard Circle, Michael Zizmer – 202 Rachel Lane, Patricia Todd – 146 Rachel Lane, Sam Murray – 155 Rachel Lane, Todd Barson – 84 Sheppard Circle, Jeff Grant – 160 Rachel Lane, Alex King – 174 Rachel Lane, Skip & Shirley Bradley – 19 Sheppard Circle.
3. Election of meeting Chairperson and Secretary
  - Mike will Chair the meeting and Jennifer will perform secretarial duties.
4. Previous Annual Meeting Minutes review and approval –
  - M/S/P: Mike Connelly/Larry Wisniewski – approved unanimously
5. President's Report: We are having a \$10 dues increase all homeowners. The increase is retroactive to January 1, 2014. All owners will receive a bill for \$30 for due for the outstanding dues for the first three months of the year in April. Starting in April the new amount should be paid: \$115 for single family and duplex homes, \$185 for Townhomes and \$60 for vacant lots. The board will also be looking to simplify the clean up some and clarify some contradictory language in the rules regarding parking and noxious weeds. We also will update our responsible governance docs, based on recent legislation regarding record retention, delinquent dues collections and sharing personal information. We are practicing as the law describes and now need to update our documents to reflect this.
6. Financial Report:
  - As we stated at our spring meeting our dues that had been in place since 2004 need to be increased to meet the increasing costs of the services offered here in the neighborhood. As we mentioned last spring we lost our old snow



removal service and based on previous rfp's expected to see an increase in these costs. That did come to fruition. We have also been absorbing annual incremental increases in virtually every category due regular economic factors. The one notable item that did increase due to an increase in service level was in our pet services. We have increase the frequency of the service which has resulted in higher costs.

- - Regarding reserve expenses: We had two major projects this last summer. The first was improving the soils on the common & seeding the common areas in tract D and also the portion of Tract C that had been disturbed to correct drainage issues and needed to be revegetated.
  - Renate noted that she did not think that was worth the expense improve the soils and put down seed.
  - The idea was to improve the land the HOA owns first, and see the results before moving on to other areas in and around the neighborhood. The work day for 2014 will be later in the summer so we can see the results before deciding move ahead with improving the soils all throughout the neighborhood. Jennifer did note that this over 12,000 sq ft and that both Summit Landscaping and A & E Irrigation and Gutters had recommended improving soils in order to see better coverage there.
  - Mike also noted that the board is open to suggestions and input from neighbors regarding the annual improvement projects.
  - Hank Scott suggested we look at partnering with Gibson Heights for the open space parcel that is adjacent to Rachel Lane.
7. Renate asked if the neighborhood can send out a email about loose dogs. Yes we can do that and include the county wide dispatch number to call the police.
8. Manager's Report: We have had a big year for snow and new contractors for snow removal. From our perspective they have done good job in a record setting winter and have been very responsive when issues have arisen. In February we did some additional heavy snow removal. We hope that will be it for the season. Other important activities in addition to tending the tract D weeding and watering included working with the neighbors who were interested in enclosing their deck with a bay window but were over density. This was going to require a change to our master plan, and we were able to work with planning to determine that neighbors who are interested in enclosing or adding on space can add up to 5% over the specified density in our master plan by purchasing a TDR (density supplement) to cover any overages. If you want more details on this please contact Jennifer and she can go over the important details. We are looking forward to see what spring will bring. With our basin snow pack over 140% run off will be big this spring. For those of you who live on the creek please be aware of this as snow starts to melt and come down the mountains. We also want to remind people that kids and pets are very vulnerable during this time, but stay away since the creek will be running fast and high and the water is just above freezing. We have also made in roads with the Gibson Heights



Board of Directors. We are discussing the possibility of them joining our summer garage sale, noxious weed program and even collaborating with the pet services.

9. Old Business - None

10. New Business

- 2014 Budget and Reserve Plan Discussion & Ratification
    - i. M/S/P: Mark/Jeffrey – Approved Unanimously.
  - Neighborhood Clean up & Work Days
    - i. Work day will be later this year – the board has discussed picking a date in late July or early August so we can do a big weed pull around the neighborhood. Depending on the success of Tract D & C we will also consider the possibility of doing similar projects in other Association owned parcels.
    - ii. Jeffrey also suggested that we do an ad-hoc weed day in July after a rainy day.
  - Corporate Standing – The annual report is filed and posted on the website.
  - Election for vacant Board Positions
    - i. Representative for Full Time Market Homeowner
      - 1. Nominations: Ken Sauerberg Larry W.
      - 2. Ken Sauerberg was the successful candidate with 13 votes to 11
    - ii. Representative for At Large Position
      - 1. Jeffrey Bergeron & Renate Fleisch
      - 2. Jeffrey was the successful candidate with 14 vote to 10.
- (Note: On Saturday, March 15<sup>th</sup> Jeffrey tendered his resignation to the board of directors so that Renate could be appointed in his place as the second highest vote recipient). The Board of Directors subsequently accepted his resignation and appointed Renate)**
- Other New Business
    - i. Our Summer garage sale July 12

8. Adjournment: 8:16 pm