



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

**DATE: Tuesday, March 14, 2023**

**TIME: 5:30 PM via ZOOM**

1. **Roll Call & Introduction:** The following members were in attendance, either present or by proxy : Jeff Grant - 160 Rachel Lane, Shari Evans – 151 Rachel Lane, Hank Scott – 85 Rachel Lane, Jennifer Alford – 22 Sheppard, Jennifer Tapies - 96 Sheppard, Wayne Thebeau – 39 Rachel, Melissa Doherty – 104 Rachel, Drew Adkins - 224 Rachel, Walker Peterson - 52 Rachel Jeffery Bergeron – 105 Sheppard, Steve Standring – 80 Rachel, Sue Todd – 147 Rachel, Kim Mcanally – 216 Rachel, Tom Day – 106 Rachel, Steve Zweig – 186 Rachel, Dimitri Hathaway – 214 Rachel, Tim O’Kane – 74 Rachel. Carol Cannon with Bliss Property Management was also present.
2. **Quorum Requirements** were met (at least 20 % of the membership were in attendance) and proper meeting notice was given.
3. **Appoint a meeting Chairperson** – Carol Cannon ran the meeting.
4. **Previous Annual General Meeting (AGM) Minutes review and approval** – The March 9, 2022 Minutes are posted on the website at [www.vistapointhoa.com](http://www.vistapointhoa.com)  
Motion to approve 2022 VP AGM minutes M/S/P Hank/Shari: Passed Unanimously
5. **President’s Report** – Hank Scott presented and began discussions on the agenda.
  - Pet Services – The HOA (Hank) took down most of the pet service stations to save \$4000-\$5000 per year. The Town was approached (again) to assist with this service since neighboring HOA’s are using the VP stations. Hank organized a communal letter signed by the nearby HOA and presented to Breck Town Council requesting assistance. The TOB did install another pet station on Reiling Road. VP hoping for assistance with other stations along the river path. The trash bags from these pet stations were also overloading the TH dumpster causing overage charges. Carol was able to have WM refund most of these fees.
  - TH Dumpster Building – Hank had the garage door fixed and will install a better keypad lock to the human door. The building needs a good clean out. Carol will see if WM will unlock garage door to empty dumpster. Tim O’Kane has a keypad lock the HOA can use. Hank will look into a gutter over the dumpster door. There is no electricity in the dumpster building so the garage door cannot be on an remote opener.
  - Plowing – generally Hank feels the new plow company is doing a good job with the big snow year. Some clarification were needed for some driveways. Carol will organize a walkabout, probably the last week in March, at around 5-6 pm, The exact day to be determined to again discuss plowing with owners. Shovelers is a separate contract. Hank wants to remind everyone that the sides of driveways is owner responsibility. The plow cannot be liable for items buried under the snow or broken



or missing snow stakes. Snow stakes show where the plow cannot store snow.

Remember, all driveways have mandatory snow storage areas.

- RV and Trailers Poll – Keep an eye out for the second poll on RV's, trailers in the driveways. Whatever is decided, it can be temporary and the Board can adjust the Rules and Regulations as necessary. The current Rules and Regulations are in effect. RV's, campers, etc., can only be stored in the driveways for 72 hours to load and unload before and after trips.
- Clean Up Day and BBQ – Hank would like to bring back the neighborhood clean-up day and bbq to tidy up certain areas (Dumpster building? Path ways? ) This date will be determined by the Board of Directors.

Drew Adkins asked if the snow plow and shovel could be set up “A la Carte”. So, some people could opt out of either or both snow plowing or shoveling. Hank said the Board will ask the plow and shovel companies and discuss with Carol. Drew Adkins said he has no problem with the services, he shovels his walk and driveway before the plow and shovel crews get to his house. And if it is possible with the contractors then Hank will add the snow removal question to the poll asking how many people would opt out of snowplowing and/or shoveling. Carol and Hank agreed they need to discuss the bookkeeping on this, as well.

Hank asked Carol to email VP owners to check their roof line inside and out looking for ice dams. (Done). Carol will contact Turner Morris to shovel the north side of the east TH building (Done).

#### 5. **2022 Financials –**

Vista Point Fiscal Year ends December 31, 2022

Operating Account = \$13,810.18

Reserve Account TH = \$22,737

Reserve Account Common = \$2,685

There are no units more than one month past due. Auto Payments (ACH) is available for anyone who would like to sign up for automatic withdrawals so no checks in the mail. This is the best way to stay on top of dues payments. Carol reviewed all of the Financial Reports as presented in the Meeting Packet.

#### 6. **Manager's Report** – Carol reviewed the Manager's Report included in the meeting packet.

##### **2022 Major Maintenance and Improvement Expenses**

-Professional Fees overage due to the legal counsel, postage and paperwork requirements to update the Declaration of Covenants, Conditions, Restrictions and Easements (or “Decs” or “CC&R's). The Board now has the responsibility to update Rules and Regulations

-East Townhome Building was painted. Dumpster building painted and garage door repaired. These repair expenses came out of the Townhome Reserve Fund.

-Townhomes had their parking lot sealcoating and crack-sealing in 2020. It is scheduled in the maintenance report to do in 2023. TH owners will decide if it needs it.



- The HOA is responsible to assist the TH owners to maintain a Reserve Capital Improvement Fund and Plan. Each TH owner contributes \$90/month to this fund. The Plan includes just future exterior maintenance costs, including a new roof in 2029 and 2030.

### **Painting and Exterior Improvement Requirements**

HOA Board will continue to update owners on who is in need of painting in 2022, 2023, etc.,. If owners choose to change paint colors or make ANY exterior improvements to the building or exterior landscaping, they must get a Class D Permit from the Town of Breckenridge and have the colors/exterior project approved by the HOA and the Town. Any Landscaping or Exterior Improvements also require an HOA Design Committee Review and HOA Review Form. These are on the website or request from Carol – [administrator@vistapointhoa.com](mailto:administrator@vistapointhoa.com)

### **Neighborhood Issues -**

**970-423-5334** – Summit County Short Term Rental Hotline - Call this number for any short term rental problems – noise, trash, parking, etc..

**970-668-8600** – Summit County Dispatch – all non-emergency issues - parking, dogs loose, noise, etc.. Please clean up after your dogs! Please do not park on the street or on the lawns. Please do not shovel snow onto the streets. It is again Town Ordinance.

**HOA Website** – [www.VistaPointHOA.com](http://www.VistaPointHOA.com) – budgets meeting minutes, rules and regulations. Please email website improvements to [Administrator@vistapointhoa.com](mailto:Administrator@vistapointhoa.com)

## **7. Old Business**

Poll for RV's in the driveways. Already discussed in President's report

## **8. New Business**

### **2023 Budget and Reserve Plan Discussion & Ratification**

The Board has approved the 2023 Budget and is proposing the 2023 Budget to the Membership for Ratification. Much effort went into trimming the budget so the Dues would not increase a great deal. Current Proposed Budget = Beginning April 1, 2023 - Single Family and Duplex owners Dues - \$200/mth. Townhome Owners = \$265/mth. These increases are mainly due to Trash and Snow Removal increases. Carol asked if there were any more questions regarding the Financials or 2022 Budget or the Reserve Plan as presented. There were none.

**Townhome Reserve Plan** – The TH Dues are currently \$250 and increasing to \$265 April 1, 2023. TH Owner Dues include their contribution into their TH Reserve Fund for increasing costs of their repair and replacement of their roofs, driveway work, painting and siding repairs, and dumpster building.

A Motion was made to ratify the 2023 Proposed Budget and to approve the Financial and Reserve Plan as presented. M/S/P: Hank /Jennifer T. Passed

**Corporate Standing** – Carol C. has determined the VP corporate standing is currently up to date. It will be posted on the website.



**Election for TWO Board Positions.**

- 1) Representative for Market Primary Resident – incumbent Hank Scott - Term 2023 2026.  
Ran unopposed.
- 2) Wayne Thebeau incumbent ran opposed to Dimitri Hathway. Wayne won and is again the Representative for Member-at-Large - Term 2023-2026 (all homeowners eligible)

Carol asked if there was Other New Business. There was none.

8. A Motion was made to Adjourn at 6:45 pm.  
M/S/P: Hank/Shari – passed unanimously.

Minutes Respectfully Submitted,  
March 17, 2023  
Carol Cannon  
Managing Agent  
Vista Point HOA