

## April 6th, 2021 Vista View Village Board Meeting Minutes

Venue: Video Conference Call

### Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC members Dennis Brokaw, Doug Lux, and Helen Nolen. Member-at-Large Debbie Hollen

1. Brion opened the meeting at 7:03pm.
  - a. Brion asked for discussion on the March Meeting Minutes.
    - i. Helen moved to approve March meeting minutes. Debbie opposed, the special meeting minutes should also be included.
      1. Erin will include the meeting minutes from March 16<sup>th</sup> special session with April minutes.
      2. Debbie withdrew her opposition.
      3. Doug seconds the previous motion. All in favor, no dissent, motion passed.
    - ii. Erin to send updated minutes to Brion so he can add them to the website.
2. President's report (Brion)
  - a. Brion will work to fix the PayPal code on the website so that a notice will be sent to Lona when a dues payment is received (see Treasurer's report below).
3. Vice President report (Denessa)
  - a. Greenspace Report:
    - i. Juan came through all three Greenways and hauled out the downed debris from the ice storm as well as some low hanging limbs in Greenway #2. He also cleaned out the trench in Greenway #1.
    - ii. Dennis Gale provided notice that he will be climbing the Oak tree in Greenway #2 and removing dead limbs as he goes.
    - iii. There is intention to do a neighborhood work party April 10<sup>th</sup> to address the following tree trimming in Greenway #3 that was identified in the Special Session from March 16<sup>th</sup>.
      1. Remove the dead tree to the left of the playground.
      2. Remove the broken/dead branches in both willow trees.
        - a. A hole is forming at the base of the larger willow tree that appears to be decay; it may need to be removed.
          - i. Helen would like to have a professional arborist assess the health of both willows before removal is considered. A certified arborist will be in the neighborhood around April 24<sup>th</sup> doing other work, she can look at it.
      3. Asses health of Apple tree next to the blackberry bramble, remove blackberries from tree, remove tree if dead.
4. Treasurer report (Lona)
  - a. Current account balance: \$22,245.10 in checking, \$10,002.53 in reserve fund.
    - i. \$1,400 regular payment to Juan.
      1. Brings balance to \$20,845.40.
    - ii. 65 ½ homeowners have paid 2021 dues thru 04/06/2021.

- b. PayPal charges \$7.26 or 3% fee for each transaction. Only 6 homeowners have historically paid using this method. 3 of 6 are members of the BOD. Do we want to continue to pay for this service?
    - i. Debbie suggested Venmo as another possible platform as it doesn't have any fees.
    - ii. Brion will explore other potential alternatives to PayPal (04/07/2021 update, Venmo does not allow commercial/business transactions).
  - c. Lona reviewed the HOA liability insurance coverage, it mentions covering storm debris but it only covers damage to property if a tree fell.
    - i. There is also language regarding a clogged drain causing property damage that we could explore further.
      - 1. Would insurance cover erosion from the drainage damage in the Greenway #1 ditch? Or the liability if someone was injured?
    - ii. Does the HOA have directors and Officers coverage?
      - 1. Dennis thinks that there is some language in the CC&Rs regarding hold harmless language for officers/directors; he will look up the exact language to present to BOD.
      - 2. There would be a \$750/year for BOD coverage to be added to the HOA policy.
5. Secretary report (Erin)
- a. The next quarterly newsletter is due out in April. Please send any suggestions for topics via email.
    - i. Do we want to send one in April or wait until June to give homeowners time to prepare for the Annual Meeting in August?
    - ii. Potential topics to include:
      - 1. Reminder to maintain property adjacent to the greenspace. If it is not maintained the HOA will have to do it at homeowner's expense.
      - 2. Safety awareness: petty crimes, drug needles & paraphernalia were found in Greenway #3 behind the blackberry bramble, suspicious person's, etc.
      - 3. Reminder to be good neighbors: communicate about large construction projects happening, trash cans overfilled and extra bags left at the park, etc.
      - 4. ACC project request reminder, a form must be filled out prior to starting or scheduling to start a project that requires approval. All required information should be included at the time of request (color, scope, etc).
6. ACC Report-(Doug, Helen and Dennis)
- a. Denessa requested that the ACC shares all projects that have been submitted since the last meeting and which have been approved.
    - i. Lona asked if we still have the yard signs that "this project has been approved."
7. Member-At-Large report (Debbie)
- a. Drainage Ditch Greenway #1 Update:
    - i. Debbie continues to work with Leah (WES) to find records of the updated drainage project that was completed in 2004.
      - 1. There is no record of an easement from 2004. Leah thinks it is likely an existing utility easement was used to construct the project.

- a. Compass Engineering completed the construction probably on behalf of WES.
    - i. Lona was unable to find any records or permits for this project.
  - ii. Brion attended a grant workshop March 31<sup>st</sup> on the RiverHealth Stewardship Program.
    - 1. Debbie is willing to complete the application for the grant on behalf of the HOA; it must be submitted by April 29<sup>th</sup>, 2021.
      - a. Proposal from Jessie at Wildwood would be used as the basis for the grant application, the scope of work and project costs to invoice WES if grant is approved.
      - b. Dennis is concerned about the likelihood of success with a grant application. Greenway #3 drainage project took over a year to go from a “no” to a “maybe” to WES finally agreeing to take on the project.
      - c. Denessa asked if we apply for the grant does it imply that the HOA no longer holds WES responsible for maintaining and/or fixing the drainage problem.
        - i. Application would include language specifying our intention to continue to hold WES accountable for the ongoing repair/maintenance.
      - d. Denessa proposed Debbie complete a grant application on behalf of the BOD. Dennis 2<sup>nd</sup>, no discussion. Motion passed with a majority in favor, one nay.
        - i. Debbie will complete a draft proposal for the grant application and send it to the BOD for review.
- 8. New Business:
  - a. Helen & Debbie looked at plant options for the rock drainage in Greenway #3. Helen emailed an option to the BOD for review. Looking for a low maintenance, native option for near the edge of the rocks.
    - i. Lona suggested an ornamental grass rather than the evergreen type plant from the email.
- 9. Denessa motion to adjourn the meeting, Doug second. No discussion, all in favor motion passed.
  - a. Meeting adjourned at 8:16pm.