

## September 9<sup>th</sup>, 2021 Vista View Village Board Meeting Minutes

Venue: Lona Azar's House, Lot 70

### Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Member Doug Lux, Hellen Nolen, Dennis Brokaw, Member-at-Large Debbie Hollen. Guest: Matt Donohue

1. Brion opened the meeting at 7:00pm.
  - a. Deferred discussion of August minutes to email and/or the next meeting as they were not completed prior to meeting start time.
2. President report (Brion)
  - a. CC&R enforcement discussion.
    - i. Everyone needs to play by the rules.
    - ii. Current procedure includes a letter sent every quarter with a list of current CC&R violations for each lot.
      1. Denessa asked if the current CC&Rs allow for a fine system. They do not. The HOA is able to have a landscaper complete work at the owner's expense, on a lot after a letter is sent via certified mail that gives a 30-day grace for violations that need to be corrected.
      2. Matt expressed frustration that all homeowners agreed to the CC&Rs when they purchased their homes and some aren't following the rules.
    - iii. Going forward any lot that is in violation of a CC&R will receive communication of the violation.
      1. All violations will be communicated to the homeowner.
      2. If a violation is communicated verbally with a homeowner, a letter or email will be sent out outlining the conversation and the expectations around correcting the violation.
      3. A homeowner will have at least a 30-day notice to be compliant.
      4. A letter will be sent via certified post with a scheduled date & time for work to be completed by a 3<sup>rd</sup>-party contractor where allowed by the CC&Rs.
    - iv. Communicate the procedure in the next quarterly newsletter.-Erin
  - b. Start looking at maintenance projects for 2022:
    - i. Create a proposal for bark chips at the playground at least 6in deep under swings and slide. -Erin
    - ii. Create a proposal to repair the basketball court and hoops as well as paint lines for basketball and pickle ball.-Denessa
3. Vice President report (Denessa)
  - i. Include homeowner recognition in the Newsletter. Send a thank you to Dennis Gale for trimming and hauling away branches in Greenway #1.
    1. Brion continues to cut back the gully in Greenway #1.
      - a. Send out a request for volunteers to help rake the debris away from the creek bed. It does not need to be hauled away.
  - ii. Lot #52 is hosting a Birthday party in Greenway #1 on 07/08/2021.

- iii. A local arborist drove the neighborhood and noticed a dead tree on lot #44, it should be removed.
    - iv. Denessa pressure washed the bus shed at Greenway #1.
- 4. Treasurer report (Lona)
  - a. Current account balance: \$15,533.76 in checking, \$10,004.63 in reserve fund.
    - i. \$\$92.30 in outstanding bills.
  - b. 72.5 homeowners have paid 2021 dues thru 09/07/2021.
- 5. Secretary report (Erin)
  - a. Election of officers:
    - i. President: Brion will commit to his 3<sup>rd</sup> and final year.
    - ii. Vice President: Denessa
    - iii. Secretary: Erin
    - iv. Treasurer: Lona
    - v. Member-at-Large: Debbie
    - vi. Architectural Committee: Helen, Dennis, Doug
    - vii. Greenways: Matt Donohue
      - 1. Denessa motion to appoint Matt to the open Greenways position. Lona seconded, all in favor, no dissent. Motion passed.
      - 2. Matt agreed to commit to the position for at least one year.
  - b. Annual Meeting ballot measure voting ends on 09/15/2021. Complete a tally of homeowner votes for each measure. Brion to email all ballots received so far (09/15/2021 update, this item is complete).
    - i. Email vote to tally to BOD (09/16/2021 update, this item is complete).
  - c. The next newsletter will be coming out in late November, early December.
  - d. Homeowner Directory has been updated and should be added to the website. Erin will upload to the GDrive.
  - e. New Homeowner at Lot #29 Debbie and Helen will deliver a welcome packet once the home closes. Erin will provide an updated packet.
- 6. ACC Report (Doug, Helen)
  - a. Lot #16 submitted a paint request that was approved.
- 7. Member-At-Large report (Debbie)
  - a. Follow-up with WES on the last site visit and plans to start the ditch drainage project in Greenway #1 (09/10/2021 update, this item is complete).
    - i. Last email communication was 08/10/2021 stating that crews would complete work sometime in September.
      - 1. Rock to be placed in the outfall area (09/16/2021 update, this item is complete).
- 8. New Business:
  - a. Matt is concerned that our greenways are more weed than grass. Because the clippings from the mowing are not bagged, this will continue to be a problem not only for the greenways but for adjoining homeowners as well.
    - i. Matt talked to landscaper about this issue and has the following suggestions for improvement:

1. Use a pre-emergent a couple of times a year to help reduce new weed growth.
  2. Use weed-be-gone as well to get rid of the existing weed.
  - ii. Matt is willing to spread these as needed on all 5 acres of greenway.
  - iii. Create a proposal for weed mitigation in the greenways.-Matt
9. Denessa motion to adjourn the meeting, Doug second. No discussion, all in favor, motion passed.
  - a. Meeting adjourned at 8:07pm.