

May 21, 2019 Vista View Village (VVV) HOA Board of Directors (BOD) Meeting Minutes

Venue: *New Seasons Happy Valley, culinary classroom near the front of the store*

Officers in attendance:

President Steve Klein (SK), VP Denessa Tompkins (DT), Secretary Brion Kidder (BK), Treasurer Lona Azar (LA), and ACC members Doug Lux (DL) and Helen Nolen (HN).

President SK opened the meeting at 1900.

1. Treasurer report (LA). See separate report (archived on Google Drive) provided by Treasurer at the meeting.
2. Greenways report (SK, DT)
 - a. Some trees need trimmed; SK/DT to seek bid from recommended arborist Rich's Tree Service and also Grass Doctor Landscaping.
 - b. Some greenways work not being done to expectations; SK/DT to communicate expectations to Juan at Grass Doctor. Showing contact at Grass Doctor where they have been missing the edging, limbs on ground over by Bruce and Margies (Greenspace 1). Showing and discussing storm drain/curb cleanup when his team is onsite and doing work. Going over the HOA map with the Grass Doctor Landscaping and calling out places where we mentioned in meeting (ie the place behind Lona, the easement by Lot 48, the area between lots 8 & 9 and 11 & 12. Explore hole behind lot 13.
 - c. Greenways need detail work outside the scope of the Grass Doctor contract. BK suggested his landscape care provider. BK to seek bid.
 - i. Corner of Azar and 108th has weeds, a dead bush, etc.
 - ii. Other areas such as playground steps need edging, bush trimming...
 - iii. Spraying, mulching, and staging various spots around the HOA; BK provider to quote.
 - d. Update for County re water runoff mitigation: County wants HOA to put the common area legal description the Vista View Village Homeowners Association's CC&Rs so they can work with HOA to take care of water runoff work and concerns. The county said they cannot work with us further until we do this. Since then, Steve Klein had pulled legal description and a copy of Greenspace first deed of trust from Escrow Customer Service, at Chicago Title.
 - i. Updated an amendment to the CC&R's with property description, and Brion Kidder previously filed with the county.
 - ii. Lona Azar said that Ray Oreste was still on deed and may need to do a Quit Claim Deed. Steve also noticed other names that appeared to be on the deed as well.
 - iii. Lona Azar suggests seeking attorney confirmation on this so we do this right. Group agrees, as we haven't met with an attorney in about 10 years, and we have additional questions regarding the HOA specific to dues collections and enforcement options/ fee collections for out of compliance members, due to yard debris, etc.

- iv. Board agreed next steps to visit attorney to get this information for the Homeowners association..
- 3. Architectural Control Committee report (DL)
 - a. There are concerns with some of the homes that need to be communicated to the homeowners. Doug to reach out to owners at lots 44, 56, 67, and 69.
- 4. Secretary report (BK)
 - a. Requesting homeowner mailing list from Lona to cross-check while preparing and updated homeowner roster for the password-protected area of the website.
 - b. HOA map update to remove homeowner names and just keep the lot numbers and street addresses. BK to make minor edits and send updated draft to the BOD for consideration.
 - c. HOA newsletter—SK has suggested topics. BK to prepare draft no later than 6/14. Target mail date is 6/21.
- 5. President's report (SK)
 - a. President's report (no attachment).
- 6. New business
 - a. SK retains control of the website and mentioned some pending updates.
 - b. Dumpster Days is again undetermined. DT to inquire if they are lockable so they can be secured closed at night. Concern is dumping of unacceptable content that could cause the HOA expense.
 - c. HOA annual meeting scheduled for September 26th, 2019 (location TBD probably New Seasons Happy Valley)
 - d. HOA picnic needs a chair and organizing team. DT to talk to neighbor Wendy about assistance.
 - e. Next board of directors meeting June 27th 7pm to 9pm at new Seasons Market conference room. Follow-up discussions on attorney visit, bids from Grass Doctor and BK landscaper. Normal architectural committee and board report updates.

President SK closed the meeting at 2000.