

September 7, 2020 Vista View Village Board Meeting Minutes

Venue: Greenway #1 Basketball Court

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.

Absent: Member-at-Large Debbie Hollen.

1. Brion opened the meeting at 7:00pm.
2. Lona moved to approve August meeting minutes with noted corrections. Helen seconds. All in favor, no dissent, motion passed.
3. President's report (Brion)
 - a. Presented new verbiage for Greenway singing. Board voted to approve the green signs (similar style to those already posted) with red highlighting of "No Trespassing."
 - i. Four large signs (approximately 11X17) to be posted (2 each) in Greenway #1 & Greenway #3.
 - ii. Three smaller signs (approximately 8X11) "play at your own risk..." signs; two will be posted on the basketball hoops in Greenway #1 and one at the playground in greenway #3.
 - b. A feedback form has been added to the website for homeowners to use. Emails will populate to the BOD when a suggestion has been created.
 - i. Fall Newsletter will include this information (Erin to complete).
4. Vice President report (Denessa)
 - a. No new business.
5. Secretary report (Erin)
 - a. No new business.
6. Treasurer report (Lona)
 - a. The BOD needs to determine a contingency fund amount that we are comfortable with that will allow for unforeseeable expenses
 - i. Doug asked if Lona had a figure in mind?
 1. Lona answered \$10,000.
 - a. Doug and Dennis agree that this is a reasonable amount.
 2. Lona shared again that we are over budget for landscaping due to the new three year contract with Grass Doctor. We are also over budget for maintenance due to benches, blackberry removal, etc.
 3. Brion asked if Lona could create a mock-up of our 2021 budget.
 - ii. We currently have \$25,621.26 in the bsnk account with four months of expenses left in the fiscal year.
 - iii. Dennis suggests creating a reserves budget where we set aside a desired amount every year to cover additional expenses (playground maintenance, additional arborist costs not included in our landscaping contract, etc).
 - iv. Denessa asked if we needed to think about raising our dues? 70/75 homeowners would need to approve any increase.

- b. Denessa moves to create a reserve fund of \$10,000. Helen seconds. All in favor, no dissent, motion passed.
 - 7. ACC Report-(Doug, Helen and Dennis)
 - a. The fence at the corner of 108th and forest view (Lot 43) has been repainted per the original ACC change request.
 - b. There are some lots with trees that are looking to be in poor health, concern about them falling and/or spreading disease to other trees.
 - 8. Member-At-Large report (Denessa)
 - a. The Greenspace Committee developed a task list for work associated with the greenspaces. The proposed task list has been broken down into low, medium and high priority. A proposal is also included to designate a set amount of funds each year to address these items.
 - i. The marsh area in Greenway #1 is high priority. Homeowners have shared drainage concerns, as well as overgrowth issues.
 - 1. Denessa suggests talking to Juan about the landscaping issues in the marsh and asking for a job proposal for \$1,200. What amount of work can he get down for that amount?
 - a. Erin motion to approve a \$1,200 budget for Grass Doctor to complete as much work as he can for that amount. Denessa seconds. All in favor, no dissent, motion passed.
 - i. Denessa will talk to Juan, determine scope of work and have Grass Doctor start work as soon as possible.
9. New Business:
 - 1. BOD and Officers for 2021 were elected per the Bylaws of the Association.
 - a. Per Article 5, section 1 of the Bylaws: "Nominations may also be made from the floor at the annual meeting." Nominations were solicited at the 2020 Annual Meeting for members of the BOD. No new members were nominated at that time.
 - b. Per Article 8, Section 2: "The election of Officers shall take place at the First Meeting of the Board of Directors following each annual meeting of the members."
 - i. Brion was reelected President and committed to serving for the year ending December 2021.
 - ii. Denessa was reelected Vice President and committed to serving for the year ending December 2021.
 - iii. Lona was reelected Treasurer and committed to serving for the year ending December 2021.
 - iv. Erin was reelected President and committed to serving for the year ending December 2021.
 - c. Per Article 8, Section 4: "The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine."

- i. Dennis, Helen and Doug were reelected to the Architectural Control Committee and committed to serving for the year ending December 2021.
- 2. Greenway Encroachment requests and discussion.
 - a. Per Article 7, Section 2 “Where the Association has permitted an Owner to plant a portion of the Common Properties abutting the Owner’s property in accordance with the Owner’s landscaping design, the Owner shall thenceforth be obligated to maintain at his own expense such planting. Failure of the Owner to maintain the landscaping of such portion of the Common Properties or parking bays thereon shall give the Association a right upon reasonable notice to the Owner to maintain such areas of the Common Properties and to charge the expense thereof to the Owner as an assessment to be collected in the manner provided in Article Four.”
 - i. Continuing the discussion from the 2020 Annual meeting, it was decided that Homeowners would need to submit a request to the BOD in writing and receive permission, in writing, in order to have use of the designated space.
 - 1. Written request will need to include verbiage that this is still HOA property. Permission to use the space is granted to the current property owner, it does not transfer at sale.
 - a. Denessa asked if there is an amount of greenway space that we will allow?
 - b. Brion’s question would be “does it add to the aesthetic of the neighborhood?”
 - i. What would the BOD say “no” to?
 - ii. Denessa, no trees bbq pits, things that are permanent that could also require long term maintenance for the HOA.
 - 2. Doug suggests that the Homeowner should submit a request to the ACC. The ACC will bring each request to the following BOD meeting where it will be discussed.
 - a. Dennis suggested that the ACC will approve any requests that seem reasonable. These requests will be treated like any other ACC request and will require two members of the ACC to approve or deny each request.
 - b. Brion said the BOD has the final say on any that may be questionable.
 - 3. There were three requests submitted to the BOD for approval.

- a. Lot 2 received approval for the planter adjacent to Greenway #3.
- b. Lot #74 received approval for the garden boxes adjacent to Greenway #3.
- c. Lot 51 received approval to maintain vegetable plantings adjacent to Greenway #1.

10. Erin motion to adjourn the meeting, Lona second. No discussion, all in favor motion passed.

- a. Meeting adjourned at 8:02pm.