

December 1st, 2020 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 7:02pm.
2. Doug moved to approve October meeting minutes. Denessa seconds. All in favor, no dissent, motion passed.
3. President's report (Brion)
 - a. Donna V (neighborhood before Vista View, contacted Brion to express gratitude for the maintenance that was completed in the drainage ditch in Greenway #1.
 - i. Brion has continued to monitor the drainage concerns during each heavy rain fall and has not noticed any new concerns.
 - b. Thank you to Debbie for sending the solar amendment to satisfy a request by one of our homeowners.
 - i. Lona explained that the state mandated that solar cannot be excluded by the HOA.
 1. Brion also mentioned that the FCC in 1999 prohibited HOAs from excluding over air antennas as well.
 - c. Brion received the 2021 budget from Lona. It includes the reserve fund the BOD agreed to set aside.
 - i. Concern that if we have a reserve fund there will not be a dues increase easily passed.
 - ii. Lona-people who are past due are trying to make good on their debts. We have received more in 2020 than anticipated.
 - iii. An audit of the HOA financials is called for in 2021.
 1. Can we compile a Homeowner committee to audit the budget?
 - a. Lona has all bank information, receipts and financials available and will provide them upon request to anyone wanting to see them.
 2. Lona reminded the BOD that it is not the responsibility of the Treasurer to create the budget. The BOD should be doing this annually.
4. Vice President report (Denessa)
 - a. Greenway update: there is possibility of tree damage throughout.
 - i. Margie cut some branches that were hanging over her yard.
 - ii. Helen-Shawn (lot 75) had some branches removed that were hanging over his house/property.
 1. This may be the house with branches hanging over it identified in the Greenway report that was compiled after the annual meeting.
5. Secretary report (Erin)
 - a. Newsletter update
 - i. Revisions made to section on signing up for email. Goal to move more informal communication to email distribution going forward (12/05/2020 update, this action is complete).

- ii. Section on updating RV parking in CC&R revised to include clearer language (12/05/2020 update, this action is complete).
 - iii. Add information for volunteers for a financial audit committee for HOA budget (12/05/2020 update, this action is complete).
 - iv. Denessa will print the newsletter for distribution once edits are complete (12/06/2020 update, this action is complete).
 - v. Erin to distribute newsletters to homeowners. Brion and Debbie offered to assist. (01/02/2021 update, this action is complete).
- 6. Treasurer report (Lona)
 - a. Current account balance: \$9947.97
 - b. Received a check from a homeowner for 2 years of past due.
 - c. Payables going out: Grass Doctor \$700 and PO Box \$300.
 - d. Billing for 2021 dues will go out before the end of the year (12/31/2020 update, this action is complete).
 - e. Received a notification of sale for lot #69. Closing date tentatively 01/12/2021, Lona will provide updated owner information upon completion of sale to Erin so the directory can be updated (12/11/2020 update, this action is complete).
 - f. Denessa moves to create a reserve fund of \$10,000. (10/06/2020 update, this action is complete).
 - i. Lona opened a savings account and moved \$10,000 into it from the HOA checking account as a contingency fund.
 - g. Brion said that an audit should be conducted during every odd year.
 - i. Debbie, per the CC&Rs we can get a committee of homeowners or hire an outside source.
- 7. ACC Report-(Doug, Helen and Dennis)
 - a. Lot #55 updated their mailbox there is some concern over the color choice of the number backing on the house number.
 - i. The structure is the same as before, painted to match the new house color.
 - 1. Consensus was it is probably ok as it matches the design of the house.
 - ii. No ACC form was submitted prior to start or completion of the project.
 - b. The community garbage can at Greenway #3 is being used for personal trash bags. Unknown source. This bin is only picked up once per month. It is being overfilled with someone's household trash and is creating litter in the greensapce.
 - i. Add a comment to the newsletter about keeping our shared spaces clean and not overfilling the bin (12/05/2020 update, this action is complete).
 - c. Brion sent a thank you postcard to Lot (mason at corner of Azar) for all of the work that has happened to clean up the yard.
 - i. Doug will follow up in 2021 on continued plans to ensure this property meets neighborhood standards.
- 8. Member-At-Large report (Debbie)
 - a. Update on Greenway #1 drainage:
 - i. WES grant program is up to \$30,000. We would need to submit a grant proposal.
 - 1. Need to find additional community partners
 - 2. The creek would need to be an active preservation area.

3. This would require an agreement from the neighborhood.
 - ii. Soil & Water Conservation District grants
 1. They are not interested in this project. They agree it is a problem but recommended getting an environmental engineer who is familiar with sewer systems.
 - a. Denessa asked what the cost is.
 - i. Why we are responsible for this issue, the pipe is not ours.
 - b. Dennis asked if we should solicit legal advice.
 2. Debbie would like to get some free estimates for the service and the requirements for such a project.
 - a. BOD agrees that we should explore this option. Debbie will schedule some estimates and share any information during our next board meeting.
 - iii. Follow up on the tree assessment request from Sarah; can we close the loop on this?
 1. Share the overall assessment from arborists, the current plan, etc.
 - iv. What is the plan for the apple tree that was taken down in Greenway #2? Are we going to remove it or leave it as is?
 1. The consensus is that trying to remove it during the wet season would be difficult. Remove it when the weather gets dryer, will take multiple trips, bins or trucks to carry it all out.
9. New Business:
- a. The playground is going to need to be addressed.
 - i. Send a notice to homeowners explaining the potential liability and the cost to improve the area, or removal of the playground.
 - ii. What is the long term plan?
 - iii. How much would it cost to get 8in of bark chips hauled in and spread?
 1. Denessa will get a cost estimate from Juan to complete the edging around the play area and bring in cedar chips.
 - b. Denessa asked about the status of the new signs for the greenways.
 - i. Brion, the design is complete; signs need to be ordered from Higgins.
 - c. Brion proposes skipping the January Board meeting. Denessa 2nds. All in favor, motion passed.
 - i. No meeting on January 5th. February 2nd will be the next meeting of the BOD.
 - d. Next meeting scheduled for December 1, 2020.
10. Erin motion to adjourn the meeting, Debbie second. No discussion, all in favor motion passed.
- a. Meeting adjourned at 8:17pm.