

## February 2, 2021 Vista View Village Board Meeting Minutes

Venue: Video Conference Call

### Officers in attendance:

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

Absent: Vice President Denessa Tompkins

1. Brion opened the meeting at 7:02pm.
2. Helen moved to approve December meeting minutes with corrections. Doug seconds. All in favor, no dissent, motion passed (02/02/2021 update, revision complete, minutes uploaded to Google drive).
3. President's report (Brion)
  - a. The new signs for Greenway #1 and Greenway #3 have been printed and placed at the greenways. There are 2 signs that still need to be hung on the basketball hoops in Greenway #1; Brion is looking for sufficient brackets to hang them up.
4. Vice President report (Denessa)
  - a. No report
5. Treasurer report (Lona)
  - a. Current account balance: \$22,213.90 in checking, \$10,001.73 in reserve fund.
  - b. 56 ½ homeowners have paid 2021 dues to date. This is very good for this time of year.
    - i. Erin asked if the amount of payments made via PayPal has changed this year.
      1. Lona said they have not, but she is not receiving notifications when a payment is received.
        - a. Brion will look into this as it may correspond to the new website.
  - c. Two lots have sold since the last meeting #45 and #69.
    - i. Debbie asked if welcome packets have been handed out.
      1. Erin will work to print and distribute welcome packets.
6. Secretary report (Erin)
  - a. Received seven new requests to be added to email distribution list since last newsletter.
    - i. Is there a way to compile a list of everyone who has subscribed? Brion will put this together (02/02/2021 update, this action is complete).
    - ii. A suggestion to create a postcard to be filled out and sent back with email information to join the distribution list.
  - b. Lona suggested that the next newsletter be distributed to homeowners via a door hanger to protect it and make it more easily visible.
    - i. Helen used some for a project she was involved with and will share this information.
7. ACC Report-(Doug, Helen and Dennis)
  - a. A Greenways encroachment form draft was submitted for discussion. Thank you Helen and Lona for completing this.
    - i. Brion explained that this was created for consistency in granting the temporary use of adjacent Greenway property for homeowners.
      1. It creates a written communication with the HOA.
      2. It does not transfer to new owner after sale of adjacent lot.

- ii. Helen asked if there should be a limit on footage allowed.
      - 1. Debbie suggested verbiage such as “typical projects would not exceed...”
    - iii. Debbie asked if there is a plan to address current encroachment concerns as identified in the Greenway maintenance list.
      - 1. Lona suggested that we notify them with a “thank you for... however this is greenspace and belongs to the HOA.”
        - a. It needs to be in writing.
        - b. Debbie would like to talk to the homeowners to explain what is going to happen before they receive a certified letter to eliminate any potential surprise. She is willing to knock on doors and have this conversation.
          - i. Brion will draft a letter for review.
    - iv. Helen will submit a new draft of the Greenway Encroachment form with these suggestions (02/03/202 update, this action is complete).
8. Member-At-Large report (Debbie)
- a. Update on Greenway #1 drainage:
    - i. Jessie from Wildwood Environmental walked the drainage area with Brion and Debbie. She is compiling a proposal for bid that will include a phased approach to the issue.
      - 1. Debbie sent her the as built plans from WES for the drainage.
      - 2. Lona asked if the proposal will give an end solution to the problem.
        - a. Debbie thinks it will most likely be an interim solution, but probably not a long term solution. The existing blue pipe is too small and cannot support the outflow of water.
    - ii. Both Brion and Debbie would like to explore WES responsibility further.
      - 1. Debbie would like to look at any written agreements between the HOA and WES for the initial construction.
        - a. Lona said that the drainage had to be redone after the new construction was completed on William Otty.
      - 2. The BOD is in agreement that the responsibility for the infrastructure should belong to WES.
      - 3. Debbie will continue to try and get additional information from WES.
      - 4. Brion will look thru old HOA BOD meeting minutes to try and find information regarding this drainage system and any BOD approval that may have been given.
9. New Business:
- a. Helen asked about the status of plantings in Greenway #3. When is the best time for this to happen?
    - i. Debbie and Helen will create a proposal of the types of plants and the cost to complete and present to the BOD for budget approval.
      - 1. Goal to complete spring planting March-April.
  - b. Brion & Debbie hauled one load of debris from the apple tree that was cut down in Greenway #2. There is still work to be done.

- i. Brion would like to send out a “call to action for volunteers” postcard. An attempt to create an emailing list of homeowners willing to help with neighborhood projects. He will draft a postcard for review from the BOD.
  - c. Dennis asked if anyone had heard an update on Lot #4 regarding the POD needed for mold remediation project. Helen will reach out to homeowner to determine the status of this project.
  - d. The next meeting will be March 2, 2021.
- 10. Debbie motion to adjourn the meeting, Lona second. No discussion, all in favor motion passed.
  - a. Meeting adjourned at 7:54pm.