

May 4th, 2021 Vista View Village Board Meeting Minutes

Venue: Greenway #3 at the playground

Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Member Doug Lux, Member-at-Large Debbie Hollen.

Absent: ACC Members Dennis Brokaw and Helen Nolen

1. Brion opened the meeting at 7:04pm.
 - a. Brion asked for discussion on the April Meeting Minutes.
 - i. Doug moved to approve April meeting minutes, Lona seconds. All in favor, no dissent, motion passed.
 1. Brion will email an editable copy of the March special session minutes to Erin, to be incorporated into the April Minutes.
2. President's report (Brion)
 - a. Brion took a weedwacker to the ditch in Greenway #1 to keep plants and weeds from encroaching on neighboring properties.
 - i. Brion will continue to do this monthly for now.
3. Vice President report (Denessa)
 - a. Greenways Report:
 - i. The arborist was unable to look at the willow trees in Greenway #3 while in the neighborhood for other work.
 1. Lona suggested that we should have a licensed arborist look at the tree and create a written proposal that can be made available for homeowner review before any decision on removal is made.
 - a. Erin & Debbie both have arborists coming to do work at their lots in May/June. They will each ask to have a bid made.
 2. Denessa would like to schedule another work party for additional work in Greenways to "beautify" our shared spaces.
 - a. Create a project plan with work party completion dates/times; 1-2 hours worth of work each time.
 - b. Projects proposed:
 - i. Reduce the overgrown Blackberry bramble in Greenway #3 and assess the health of the apple tree growing in it.
 - ii. Have playground chips brought in and work party haul and spread them.
 1. Erin will call local landscape supply vendors for cost of cedar chips with delivery costs included.
 - iii. Clean walkways from Greenway #2 to Knee Ct & Greenway #1 to 108th.
4. Treasurer report (Lona)
 - a. Current account balance: \$22,313.81 in checking, \$10,002.94 in reserve fund.
 - i. \$1,400 regular payment to Juan.
 1. Brings balance to \$20,845.40.

- ii. 68 ½ homeowners have paid 2021 dues thru 05/04/2021, including on of the longest outstanding lots.
 - b. Lona proposes to retire PayPal as only 6 lots use it annually and the fees per transaction are too high. Doug 2nds, no discussion. All in favor, motion passes.
- 5. Secretary report (Erin)
 - a. No new business.
 - i. Newsletter topics to include:
 - 1. Reminder to maintain property adjacent to the greenspace. If it is not maintained the HOA will have to do it at homeowner's expense.
 - 2. Safety awareness: petty crimes, drug needles & paraphernalia were found in Greenway #3 behind the blackberry bramble, suspicious person's, etc.
 - 3. Reminder to be good neighbors: communicate about large construction projects happening, trash cans overfilled and extra bags left at the park, etc.
 - 4. ACC project request reminder, a form must be filled out prior to starting or scheduling to start a project that requires approval. All required information should be included at the time of request (color, scope, etc).
 - 5. Retiring print copy of newsletter in 2021. Sign up for email.
 - 6. Homeowner volunteers needed "Board is seeking professionals in the following areas..."
 - 7. 2022 Budget discussion at Annual meeting to include capital improvements, potential dues increase and/or special assessment.
- 6. ACC Report-(Doug)
 - a. No new requests in April.
 - b. Concerns were raised about the condition of some of our neighboring lots. Doug and Brion will reach out to those homeowners and determine plans to address the concerns.
- 7. Member-At-Large report (Debbie)
 - a. Grant application was submitted for the Riverhealth Stewardship Grant on April 21st. We should hear whether it was approved between now and June when funds will begin being disbursed.
- 8. New Business:
 - i. Budget discussion for 2022 and beyond.
 - 1. Brion and Debbie created a mock budget for 2022 as well as long term capital expenditure planning.
 - a. What are our priorities? Where can we reduce expense?
 - i. Is our garbage service weekly or monthly? It really only needs to be monthly. Lona will call Sunset Garbage to find out (05/08/2021 update, this action is complete).
 - ii. Newsletters and mailings cost, convert most communications to digital.
 - b. Be prepared to discuss further during June/July meetings. Vote on a budget proposal by July BOD meeting. Plan to present Budget proposal at 2021 Annual Meeting.
- 9. Lona motion to adjourn the meeting, Doug second. No discussion, all in favor motion passed.
 - a. Meeting adjourned at 8:02pm.