

July 6th, 2021 Vista View Village Board Meeting Minutes

Venue: Lona Azar's House, Lot 70

Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Member Doug Lux, Hellen Nolen, Member-at-Large Debbie Hollen. Absent: Dennis Brokaw

1. Brion opened the meeting at 7:02pm.
 - a. Brion asked for discussion on the June Meeting Minutes.
 - i. Denessa moved to approve June meeting minutes, Debbie seconds. No discussion. All in favor, no dissent, motion passed.
2. President report (Brion)
 - a. Update from attorney on title status
 - i. Raji signed the documents, but they were not notarized (update 07/26/2021, Tract B & Tract C title change has been fully recorded).
 - ii. Attorney bill is past due, Brion will email invoice to Lona.
 - b. Brion started to explore creating a Nextdoor Group for Vista View Village, some additional time and research is needed before moving forward.
 - c. Brion received a complaint from Lot #18 that Juan removed tree branches from the homeowner's trees that were hindering Grass Doctor's ability to mow. Because the branches were encroaching on the Greenway, it was ok for Juan to remove them.
3. Vice President report (Denessa)
 - a. Greenways Report:
 - i. Denessa talked to Juan about ensuring that the work agreed to in the current contract is being completed every time. Juan will be back next week to walk the Greenways with Denessa.
 1. Example: Bushes are overgrowing at the bus stop (07/14/2021 update, trees & bushes have been trimmed).
4. Treasurer report (Lona)
 - a. Current account balance: \$19,027.91 in checking, \$10,003.77 in reserve fund.
 - i. \$1,532.90 bills outgoing in July.
 - b. 69 ½ homeowners have paid 2021 dues thru 07/06/2021.
5. Secretary report (Erin)
 - a. Newsletter is completed and ready to be hand delivered to Homeowners.
 - i. Homeowner directory is updated to include email addresses provided thus far.
 1. Erin printed plot maps and highlighted the lots that have not provided email addresses or subscribed to the email list.
 2. Helen, Denessa and Debbie can help deliver newsletters and talk to homeowners about the move towards digital communication and the importance of providing email addresses to the HOA.
6. ACC Report (Doug, Helen)
 - a. Lot 73 is redesigning the roof on his new shed to be no more than 9.5' high.
 - b. Lot 68 replaced a window and siding on the front of the house that is different color than the rest of the house.

- c. Lot 69 has a basketball hoop set up on the road. There are concerns about the safety of this as cars come around the corner very quickly. Does this fall under the purview of the HOA?
 - d. Lot 6 has a trailer that has been parked on the street, Helen will talk to the homeowner.
7. Member-At-Large report (Debbie)
- a. Debbie has a meeting with Leah at WES on July 26, 2021 to follow up on next steps for the drainage in Greenway #1.
8. Old Business:
- a. Bill HR2001 allows for multi-plexes on single family lots except in HOAs with restrictions written into the CC&Rs prior to the law being passed.
 - b. There is a House Bill requiring a fidelity bond for the BOD. Do the CC&Rs and/or Bylaws provide language for hold harmless that would cover the BOD?
 - i. Debbie will look at the CC&Rs.
9. New Business:
- a. Can we add new homes to the HOA? What would it take to do so?
 - i. A homeowner adjacent to Greenway #3 has asked to join the HOA so his family can use the greenways.
 - b. Helen asked if lines can be painted on the basketball court for pickle ball.
 - i. Denessa-because the court is currently uneven, it should be leveled out for safety first. Basketball lines should also be painted on the court.
 - ii. Helen will reach out to a pickle ball coach to find out about painting these lines.
 - 1. Doug has a taping machine that can be used to do this.
 - c. Annual Meeting is 08/03/2021.
 - i. Helen will create sign in sheets for the meeting.
 - ii. Brion will make a mock up for the two ballot measures
 - 1. RV & trailer parking up to 72hrs
 - 2. .2Annual dues increase to cover long term assets and capital improvements.
 - d. Denessa-do the marsh weeds need to be trimmed back?
 - i. Brion will take care of this (07/18/2021 update, this action is complete).
 - e. 2022 Budget Discussion
 - i. Decrease mailings/postage cost to \$200 as we are no longer mailing newsletters.
 - ii. Increase P.O. Box fee to \$400, this reflects current cost.
 - iii. Increase utilities cost 4% (\$500) as this is the current annual increase.
 - iv. Create a second document that has the Maintenance expenses.
 - v. Helen motion to approve 2022 Budget with amendments discussed, Lona 2nd. No further discussion, all in favor, no dissent. Motion passed.
10. Denessa motion to adjourn the meeting, Doug second. No discussion, all in favor, motion passed.
- a. Meeting adjourned at 8:52pm.