

December 7th, 2021 Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance:

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

1. Brion opened the meeting at 7:02pm.
2. President report (Brion)
 - a. Annual zoom membership \$149.97. Debbie asked if the zoom account is in the HOA's name or in Brion's, will it be used for personal use and business. Debbie motions that we compensate Brion \$20 per year for the use of his zoom account for monthly board meetings. Matt agrees as the pandemic has created the need for this overhead expense. Matt seconds the motion. Brion abstains, all in favor, no nays. Motion passes. Zoom account is effective December 2021.
 - b. Someone at the title company is looking to see if there are any liens on the title for Vista View Village #1, if not; Brion will try to have the Deed recorded.
 - i. Debbie suggested we call the other parties who are involved to let them know what is happening.
 - c. Brion would like to remove the step of voting to approve the board meeting minutes.
 - i. Lona pointed out that the HOA does not pay taxes on the Greenspaces as they are common greenspaces, and the November minutes should be corrected to reflect this (02/01/2022 update, this action has been completed).
 - d. Dennis Gale has volunteered to take over maintenance of this area at this time.
 - i. Brion would like to discuss installing a corrugated pipe as a solution to the drainage and erosion. If the output is moved from the current location to the drain it might allow the area to dry out.
 1. Debbie asked if there is still erosion after WES added the rock.
 2. This is not the proposal that was recommended by Jesse.
 3. The overflow at the ditch is a maintenance issue.
 - ii. Dennis asked what is it that we are actually trying to fix and if the proposal by Jesse was a permanent solution. Should we consider talking to an attorney?
 1. Per Debbie, it is as permanent as we can have without WES fixing it. She will reach out to Leah at WES again and explain that we are uncomfortable with where this project is on WES' list. If we go back to Jessie for any additional help we should pay a consulting fee, she has already gone above and beyond providing a typical bid (helped compile the grant proposal in the spring, etc).
3. Vice President report (Denessa): No report.
4. Treasurer report (Lona)
 - a. Current account balance: \$13,576.31 in checking, \$10,005.47 in reserve fund.
 - i. P.O. Box bill was paid in December.
 - b. Lot 68 is sale pending with closing scheduled for 12/28/2021.
5. Secretary report (Erin):

- a. Newsletter will go out this month (12/21/2021 update, this action is complete).
- 6. ACC Report (Dennis, Helen): No new business.
- 7. Member-At-Large report (Debbie): No new business.
- 8. Greenways report (Matt):
 - a. Denessa and Matt will complete a walk thru of the Greenways (completed in November).
 - b. Wants to create a Greenspace database to keep track of the changes in the Greenspaces.
 - c. A proposal for Weed Control is still in process, trying to verify the safety of a potential weed killer.
 - i. Would like to tray a test on a 5; x 5' section in the Spring of 2022. Some areas of the Greenspaces won't need as much work. Mowing and not bagging is going to continue to be a problem for weed prevention. Looking at 2023 for potential full scale implementation.
- 9. New Business:
 - a. The next Board Meeting will be 02/01/2022.