

August 2nd, 2022 Vista View Village Annual HOA Meeting Minutes

Venue: Basketball Court in Greenway #1

Officers in Attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC members Doug Lux and Dennis Brokaw, and Member-At-Large (MAL) Debbie Hollen

Officers absent:

None

Homeowners in Attendance (lot #)

Karen & Doug Fuller (1)

Earle Culbertson (8)

Wesley Bischel (22)

Dennis Gale (25)

Megan Chaloupka (29)

Ed Habre (42)

Scott Richardson (45)

Linda Wolcheck (48)

Kristi Meyer (49)

Margie Gibler (50)

Ranya Blatchford (51)

Helen Holan (74)

1. President Brion opened the meeting at 7:00pm
2. Brion: Welcome to homeowners, introduction of Board of Directors (BOD), overview of agenda.
3. President's Report (Brion)
 - a. Most of the previous year was spent focused on finding a solution to the drainage problem in Greenway #1. After multiple communications and site visits with WES, it was determined that this project is on WES' project list for Summer 2023.
 - b. Brion is and has been the acting webmaster and email list author.
 - i. Positive feedback from homeowners in attendance for the information that is being communicated thru the distribution list. Would like to see this continue.
4. VP Report (Denessa):
 - a. Greenspaces:
 - i. Landscaping contract expires at the end of this year. Bids were requested from five landscaping companies only two were returned:
 1. Golden Eagle: 1-year bid \$23,000.
 2. Grass Doctor: 3-year incremental bid \$20,000 in 2023, \$21,000 in 2024 and \$22,000 in 2025.

- a. Bid includes request to use a spray along fence line in Greenway #1, in the cracks of the basketball court, the rock path connecting Greenway #2 and Greenway #3, rock drainage in Greenway #3, etc. Would not use near any homes.
 - i. Postings would have to be put up with when and where the spraying will occur prior to application.
 - ii. HOA manages five acres of greenspace across three greenways, most of which is grass. The majority of our homeowners' dues pay to mow and edge the greenspace.
 - 1. Are there other ways the space can be used that is less expensive to maintain than grass i.e. horse shoe pits, community garden, picnic area etc.
- 5. Treasurer's Report (Lona):
 - a. In 2021 every homeowner paid dues. Currently 66 2/3 of 75 homeowners have paid dues this year.
 - i. Current balance: \$28,060.23 & \$10,009.23 in emergency fund.
 - ii. Receipts: \$22,660 with \$4,100 outstanding.
 - iii. Expenses paid year-to-date: \$8,157.61 with \$16,842.39 to be paid.
 - iv. Expected end of year balance \$15,317.84.
- 6. Secretary Report (Erin):
 - a. Quarterly newsletters continue to be published. Any topics or ideas that should be included please send to the board.
 - b. Cedar playground chips are scheduled to be added to the playground by BarkDusters sometime between August 11th – August 26th. Three units (approximately 21 cubic yards) will be spread primarily around the playground structure.
 - c. The playground structure needs a new coat of stain and some safety repairs. The company who originally built and installed the structure will no longer repair it due to age as it no longer meets code requirements.
- 7. ACC Report (Doug and Dennis):
 - i. Bylaws and C&R adherence and enforcement has been a struggle due to multiple interpretations of the current language. We have requested that an HOA lawyer at Vial Fotheringham complete a review of the language in our governing documents and make recommendations on where changes may be needed.
- 8. Member-At-Large Report (Debbie):
 - a. Continued communication with WES regarding Greenway #1 drainage project. At this time, it is anticipated that WES will extend a pipe and then fill in the existing drainage ditch in Summer 2023.
- 9. New Business/Homeowner Concerns:
 - a. 2022 Budget overview (see attached).
 - b. Nominations and vote for BOD.
 - i. Ballots returned to Secretary at close of meeting.
- 10. Meeting adjourned at 8:15pm.