

Vista Estates Homeowners Association  
Board Meeting  
Wednesday, April 29, 2009

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FINAL BOARD-APPROVED VERSION 06.10.09

1. Call to Order at 7:08 PM at the home on Vista Estates Lot 3
2. Board members present: Bob Rossi, Norm Street, Charles Correll  
Committee chairs present: Lori Dickinson, Cindy Clair  
Others present: Diane Robey, Brad Mickelson
3. Homeowner commentary:
  - 3.1 Suggest when posting minutes of meetings on website indicate 'draft' version until officially approved. (Answer-good suggestion)
  - 3.2 Question gates-any long-term replacement plans/budget or strictly maintenance? (Answer-maintenance)
  - 3.3 Questions regarding delinquent homeowner dues, can we obtain assessed value of home vs. amount owed? (Answer-yes)
  - 3.4 Is there an annual board meeting? (Answer-no, usually quarterly or more)
  - 3.5 Suggest a Directors Handbook. (Answer-good suggestion)
  - 3.6 Remind board of protocol, any private homeowner payment information should be discussed in executive session. (Answer-good reminder)
4. Agenda changes
  - 4.1 None
5. Reports
  - 5.1 President: No report. President resigned. See letter of resignation from Patty Harbak.
  - 5.2 Vice-President/acting President: Charles Correll. No report.
  - 5.3 Treasurer:
    - 5.3.1 Bob Rossi. Checking account balance is \$10,662.02, savings account balance \$2,708.97, reconciled March 30th. Delinquent accounts total \$3,677.00 from homeowners. Anticipated September 1 receipts are \$5,940 (9 lots estimated to not pay at all, totaling \$1,620) putting anticipated ending balance \$4K-\$5K below estimated budget posted on website. We spent \$2,600 on gate #1 circuit board repair.
  - 5.4 Secretary:
    - 5.4.1 No report. Secretary resigned. See letter of resignation from Amy King. Acting secretary, Lori Dickinson.
  - 5.5 Gate Keeper:

5.5.1 Bob Rossi. Spent  $\frac{1}{2}$  of planned 2009 gate budget already, vandalism suspected. Gates are aging quickly. Has springs on order to close walk-through gates automatically.

5.6 Communications:

5.6.1 Norm Street. Renewed website license and re-designed site. Will supply new head of Blockwatch (Diane Robey) with information to access crime website. Comcast voice works at their house for gate opening. May be due to Comcast accessing old Verizon phone lines.

5.7 ACC Chair:

5.7.1 Lori Dickinson. One homeowner item (Lot 19) asked to tear down and replace garden sheds with new structures, moving location slightly. Approved.

5.8 Neighborhood Watch Committee Chair:

5.8.1 Cindy Clair. Will be resigning May 15th, Diane Robey accepts the chairmanship. One captain (Arbetta Masters) has also resigned and been replaced (Angie Greenwood). Block watches are in full watch mode, have approached some strangers in neighborhood who turned out to be solicitors, and pointed out Vista Estates does not permit them inside. Time of year is approaching for increased car prowls and break ins, so captains are advised to keep alert.

6. Old Business:

6.1 None

7. New Business

7.1 Budget for 2009.

There are enough funds for planned expenses for year, but bank balance will be \$5-7K less on December 31 than planned. Biggest expense is landscaping, then gates. Same company that did landscaping last year will do it again this year. Bylaws require maintenance to be done, can't skip that to save money. Same with gates, they must be repaired as needed. Board has right to raise dues if necessary to fund all necessary projects without homeowner vote. Snowplow is now in budget, again, must be done, can not leave homeowners stranded or emergency and service vehicles without access. Spent \$900 last season.

7.2 Delinquent Homeowner's dues.

Suggest payment plans and/or working off balance with landscaping chores. Treasurer will send another letter to delinquent parties that have one late payment. For those making payments will request that all past dues be paid before September dues are collected. Four homeowners are late with liens on property, board will work with attorney to determine next course of action and filing personal liens. By bylaws, board can force sale of home to collect dues if desired.

7.3 Election of Board Officers

Motion to put notice for volunteers for looking for board replacements in next homeowner mailing. Seconded. Discussion on protocol of term length and process. Believe that all board members have three (3) year terms and that once elected to board, the board

determines which person will hold which position. Will research further before annual meeting.

7.4 Annual Homeowner's General Meeting

Try to book fire station for meeting in June. Wednesdays preferred. Week of 16-17-18 preferred. Must send out proxy and agenda 30 days ahead.

7.5 ACC Spring Walk Through

Scheduled but not yet done. Committee will provide board with list of items that committee looks for during walk-throughs so homeowners are not caught unawares. Board will vote on and present to homeowners.

7.6 Newsletter

No newsletter planned at this time.

7.7 Next Board Meeting time and date

Wednesday, May 13, 7PM, Lot 3. Plan on creating agenda for homeowner meeting.

8. Adjournment at 9:08 PM