

Vista Del Lago Board Meeting Minutes
May 3, 2008
9:00am

Call to Order:

The meeting was called to order at 9:00am in the clubhouse. In attendance were Dave Sneesby, Dick Groendyke, Leslie Burns and Larry Newland. Dave Sneesby is the new Board President, as former President, Bob Dreisbach, needed to resign due to other personal commitments.

Review of Meeting Minutes:

The September 2007 meeting minutes were reviewed. Larry made a motion to accept the meeting minutes, Dick seconded. Motion approved.

Review of Agenda:

The agenda was reviewed and no additions or deletions were required.

Treasurer's Report:

Dick provided the April 2008 month end balance sheet and reported the following balances in each account:

Checking: \$16,428
Reserve: \$32,730
Pool Maint.: \$5000
Social Fund: \$970
Undeposited funds: \$1,855

Dick reported that we are generally in good financial shape.

Larry made a motion to accept the report, seconded by Leslie. Motion approved.

Secretary's Report:

Leslie provided the report. She reported that she has received several pieces of correspondence in letter and email form. Many of the correspondence items have been in regards to reminders about weeding lots and general compliance matters. Everyone seems to be responding favorably to the compliance requests.

Larry made a motion to approve the report, seconded by Dick. Motion approved.

Committee Reports

- **Architectural Committee**

- Dave reported there are several lots in the development process and all seem to be progressing well.

- **Building & Grounds Committee**

Leslie reported that weed spraying has been ordered for the common areas. This will include the 5 foot setback areas along the fence line.

- **Financial Committee**

Dick reported that the Finance committee held their first meeting of the season this past week. The committee recently discovered that state law requires each homeowner's association to establish a detailed reserve fund, where money is set aside each year to cover future maintenance issues. The formation of such reserves will theoretically assist in avoiding large maintenance assessments in the future. Committee member Joe Blackmore is conducting some research into the matter and attempting to gather some sample reserve fund budgets.

Dick advised that he would be making a proposal later in the meeting regarding the immediate establishment of two new reserve funds: "Buildings" and "Streets and Grounds."

It is likely the new board will have to hire a professional consultant to review our ongoing and future maintenance needs, in order to properly establish all of the required reserve funds.

- **Membership Committee**

Leslie reported that there is a change in the way our mail should be addressed. The new address for Vista Del Lago mail includes "E. Wapato Way," in lieu of HWY 150. For instance, the proper address is now 1000 E. Wapato Way, Space #
Manson, WA

Failure to address mail with the new address may result in mail not being delivered to VDL.

Leslie has received interest from several owners regarding running for a board position. At this time, the following people have expressed an interest in running for a board position:

Jim Norton
Dave Sneesby
Jeff McCann
Rita McCann (possibly)
Phil Tracey
Larry Newland
Joe Blackmore (possibly)
Don Jewett (possibly)
Linette Widen (possibly)

Those noted "possibly" have either been contacted directly and expressed a possible interest or are in the process of be contacted.

The new board member terms will be staggered, serving 1 and 2 year terms.

- **Social Committee**
No report.

New Business

➤ **Establishment of Reserve Funds:**

The board discussed the formation of specific funds within the general reserve fund for possible future projects and maintenance work.

As mentioned in the Finance report, Dick explained the importance of establishing reserve funds for all aspects in the park. Most recently, we established the pool maintenance reserve, to fund work we know will have to be completed in the future. This fund is already proving to be a success.

Dick made a motion to establish two additional reserve funds at this time to include a Building reserve and a Streets and Grounds reserve. Larry seconded the motion. Motion approved.

➤ **Parking trailers on property:**

It was suggested that the board consider allowing owners to park their small trailers on their lots due to the fact that we are quickly running out of boat/RV parking spaces on the lot. The board discussed the negative implications associated with the idea, including the fact that a change to the CC&R's would have to be made. The board unanimously agreed not to pursue the idea at this time.

Old Business

➤ **RV/Boat parking discussion:**

The board had only one proposal and bid to discuss at the meeting. After a lengthy discussion about the financial ramifications of going forward with this project at this time, the board decided to table the matter until the June 7th HOA meeting. At the meeting, the board will present several options to include re-designing the current lot structure, remaining status quo until more revenue is generated to help fund the project or to conduct some maintenance, which will help with aesthetics and fortify the current structure, while continuing to save for future improvements.

Off-Agenda Items:

None

Announcements:

The annual Property Owner's Association meeting is scheduled for Saturday, June 7, 2008, in the clubhouse at 9:00am.

Adjourn:

Dick made a motion to adjourn, Larry seconded. Motion approved. Meeting adjourned at 9:48am.