

**Vista Del Lago Board Member Meeting  
Meeting Agenda  
August 18, 2007 9:00am  
Community Center/Clubhouse**

**Call to Order**

Meeting called to order at 9:04am in the Community Center. In attendance was President Robert Dreisbach, Vice President David Sneesby, Treasurer Richard Groendyke and Secretary Leslie Burns. Absent was At-Large Member Larry Newland.

**Approval of Minutes**

Motion to approve minutes as posted made by Leslie Burns. Seconded by Dick Groendyke. Motion carried.

**Review of Agenda**

The following agenda items were added:

- Hiring Attorney Don Dimmitt to represent the VDL Home Owner's Association.
- RV/Boat Parking project (update and project revision)

**Treasurer's Report**

Dick Groendyke reported the following balances to the HOA accounts:

\$6,114 Savings  
\$28,622 Checking  
\$585 Social Fund

LaPorte CPA reported the following accounts receivable:

\$298 deposited  
\$1,747 to be deposited

Motion to accept the Treasurer's Report as submitted made by Leslie Burns, seconded by Dave Sneesby. Motion carried.

## **Secretary's Report**

Leslie Burns reported that she received correspondence from a resident concerned about his neighbor's lack of setback regarding his RV. To be addressed in the lot by lot review.

Leslie also reported receiving numerous emails and two letters from residents concerned with another resident's unsightly trailer and refurbishing project. This issue has been rectified and the owner is now in compliance.

Motion to accept the Secretary's Report as submitted made by Dave Sneesby, seconded by Dick Groendyke. Motion carried.

## **Committee Reports** (Committee chairperson or board representative)

- **Architectural Committee**

Steve Hodgson has requested additional clarification from the HOA attorney in regards to the need for county permits for carports and out buildings.

The board will seek clarification.

- **Building and Grounds Committee**

Steve Hodgson reported that the B&G Committee has submitted its budget request to the Finance Committee for the 2008-2009 budget. Steve also wanted to thank Ryan Trickett for the time he has spent working on the media room and wireless connection.

The Board thanked Jim Dixon and Bob Sessous for painting much of the gray concrete foundation around the clubhouse and laundry room. The Board recognized and thanked the Gordons' for their efforts in picking up trash and weeding the areas around VDL.

Bob Dreisbach advised that he is going to follow up with Chaparrel Fencing to see when they have scheduled our fence repair. If they cannot give us a firm date, he will seek another fencing contractor to do the repair work.

- **Finance Committee**

Dick Groendyke announced that if any other committee needs funds for the 2008-2009 budget, they need to get their requests in to the Finance Committee as soon as possible.

- **Membership Committee**

Leslie Burns reported that Janet Bolinger is keeping up the VDL Homeowner's contact list. It was suggested that the Membership Committee put together a welcome packet for new owners. Any Membership Committee member interested in working on this should contact Steve Hodgson or Leslie Burns.

- **Social Committee**

Corky Sessous reported the following revenue was collected from past events:

\$135 from the July 7<sup>th</sup> pancake breakfast

\$16 from the sale of hotdogs at the annual yard sale

\$37 from the 50/50 game at the July 28<sup>th</sup> potluck

\$99 from the August 4<sup>th</sup> pancake breakfast

Corky also announced the Hawaiian Luau for Saturday, August 18<sup>th</sup> at the pool, beginning at 5:30. \$200 in door prizes were set to be given away.

## **New Business**

- **Boat/RV Parking project.**

The Board engaged in a discussion regarding the current design for improving the lot and changing the design, which included:

Using Eco-Block to stabilize the exposed areas of the parking lot would provide more area to add extra parking spaces, would look more aesthetically pleasing, would guarantee against additional undermining and runoff to certain areas, and would be a more permanent fix to the current problem.

Dave Sneesby reported that he solicited and received a revised project bid from Jim Harding, which totaled \$14,000. The quote includes the following:

- ✓ Purchase of 200 Eco-Blocks
- ✓ Pick-up and delivery of Eco-Blocks
- ✓ Drainage
- ✓ Eco-Fabric
- ✓ Pit-run for back fill

Leslie Burns made the following motion:

Redesign the project and use Eco-Block to build walls around the exposed areas of the lot. The design includes adding a drainage system and utilizing Eco-Fabric where the wall is over 4 feet in height. In order to fund the project, an additional \$8,000 is needed. This would be funded by charging \$300 per space for the year in 2008, rather than \$100, which has been charged in past years.

The motion was seconded by Dave Sneesby. Motion carried.

Bob Sessous advised that he will be receiving a second bid for the same project the following week and would submit his findings to the Board.

- **Consider time limitation to getting lots improved with gravel or developed.**

After some discussion, Leslie Burns made a motion to add the following to the Rules and Regulations:

- ✓ Owners who plan to improve their lot by getting connected to power/water/sewer, will have 6 months from purchase date to have their lot covered in gravel.
- ✓ Owners who do not plan to improve their lots by connecting to power/water/sewer, will have 60 days from purchase date to have their lot covered in gravel.

The motion was seconded by Dick Groendyke. Motion carried. This will be added to the Rules and Regulations.

- **Consider having lots weeded at owner expense and billed with quarterly dues.**

After some discussion, Bob Dreisbach made a motion to add the following to the Rules and Regulations:

- ✓ After an owner receives notification by the Board that their lot needs to be cleared of all weeds, and if the correction has not occurred within 30 days, an outside company will be hired to remedy the problem and the homeowner will be billed for the expense.

The motion was seconded by Dave Sneesby. Motion carried. This will be added to the Rules and Regulations.

- **Creating a pet walk area.**

After some discussion, Leslie Burns made a motion to make the retention pond area an official dog walk area. In addition, the motion included making the open space next to lot #82 an additional pet walking area. The motion was seconded by Dave Sneesby. Motion carried.

The Board asked Bob Sessous to research the possibility, including gathering estimates, of making the open space next to lot #82 a grassy dog walk area, with plantings, gravel and other improvements.

The Board suggested purchasing proper signage and waste bags which would be posted in each area. Dave Sneesby agreed to research signage and bag options and return to the board with his findings and recommendations.

- **Hiring VDL HOA Attorney Don Dimmick.**

Bob Dreisbach discussed the need for the VDL HOA to hire and retain an attorney who specializes in 55 and over communities. Bob advised that he has located such an attorney in Wenatchee (Don Dimmitt), who is willing to take on the VDL HOA as a client. Mr. Dimmitt told Bob that similar annual attorney services typically range from \$2,000 to \$3,000 per year, depending on the number of issues the community is facing.

Bob Dreisbach made a motion to hire and retain Don Dimmitt as the VDL HOA Attorney. Seconded by Dave Sneesby. Motion carried.

Bob Dreisbach made a motion to budget \$3,000 for legal services in the 2008-2009 budget. Dave Sneesby seconded the motion. Motion carried.

## **Old Business**

- **Set cap for Reserve Fund**

Dick Groendyke asked to table this agenda item until a future meeting.

- **Update on website development (Larry Johnson/Leslie)**

Leslie reported for Larry Johnson. Larry has worked hard on getting the new VDL website up and running and it has been a hit so far. Larry is continuing to request updated information for the website. Leslie is

working with the owners to determine who would like their contact information posted on the password protected portion of the website.

### **Off-Agenda Items**

Jim Dixon presented the Board with a proposal and price estimate for installing acoustical ceiling tile in the downstairs portion of the clubhouse in order to reduce the noise level.

The Board discussed and agreed to allow Rita McCann and Cindy Sneesby to work on the noise/sound issue by installing sound panels covered in fabric on the walls during the winter months to see how much of a positive impact that has, before deciding to spend more money on the project.

Gloria Dixon presented a proposal/request to purchase an additional washer/dryer set for the laundry room and to have the laundry room floor covered in vinyl type flooring.

Dick Groendyke advised there are sufficient funds in the budget to cover the costs. The Board suggested installing the floor first and then purchasing a new set. Bob Dreisbach said he has a contact at the local flooring store in Chelan and he would make some inquiries regarding pricing.

### **Announcements**

Leslie Burns reminded the Board about the Special HOA Meeting, set for Saturday, September 1<sup>st</sup> at 9:00am. The issues that will be voted on include ratifying the 2007-2008 budget, adopting 2 year staggered terms for Board members and waiving the formal audit for 2007.

Bob Dreisbach wanted to remind owners that they need to sign in their guests who are staying overnight in VDL or who use the common areas, such as the pool during their stay. There is a 20 day maximum limit, per quarter, for children to stay as guests in VDL.

Bob Dreisbach suggested getting stickers for owner's vehicles so everyone will know if a vehicle belongs to a resident while it is inside VDL. This project will be addressed again in the spring.

### **Adjourn**

Motion to adjourn by Bob Dreisbach and seconded by Leslie Burns.  
Motion carried. Meeting adjourned at 10:25am.