

Vista Mesa Homeowners Association, Inc
Annual Meeting - Thursday, November 19, 2009

Steve Houston called the meeting to order at 6:34pm. Quorum was established. Board members present were Steve Houston, President and Kurt Nelson VP. Also present Kristie McKitterick and Amanda McKitterick from Balanced Bookkeeping & Community Association Management.

Steve Houston introduced the members of the Board.

Meeting Minutes – It was motioned to accept last year's minutes, motion carried.

President Report

- ◆ Sidewalks, driveways and curbs –The city has very strict guidelines on replacement curbs and sidewalks. Will investigate with the regional building office to find out what the requirements are and who the qualified contractors are. Will get a legal reading on what we can reasonably require. Suggestion was also made to bring 5 or more homeowners together to get a better price for the total work. Article can be included in the newsletter to help homeowners from different parts of the neighborhood who might otherwise not know about each other.

Financial Report – Steve Houston gave the financial report.

- ◆ General overviews of the financials were discussed.
- ◆ Budget – lots of good discussion on the budget. Centered on the increase in management services budget. Board considered bids from other service providers but none provided sufficient value added to warrant a change. After discussion, there was a general consensus that the increase was reasonable and costs remained well within acceptable limits.
- ◆ Vote was made to ratify budget. Budget was approved.

Election of homeowner Board Member –

- ◆ No nominations from the floor were made. Porty Roth and Kurt Nelson were elected to the board.

Public Comments – Issues discussed were:

- ◆ Issue – Controlling administrative costs – Suggestion made to go paperless as much as possible to reduce administrative costs.
- ◆ Issue – Requiring Inspections when Selling – Suggestion made that we require an inspection of selling properties to ensure that HOA shortfalls in the property are properly highlighted to the buyer so that they are cognizant of the repairs that will be required or can get the repairs included in the sales contract.
- ◆ Issue – Loss of Street Lights – City is likely to discontinue the illumination of streetlights in our neighborhood. Suggestion made that we publish a request for residence to use their garage lights at night to keep the area well lit.

The meeting was adjourned at 8:06pm.