

Meeting Notes ~ March 28, 2018 ~ 6:30 pm

Members present at Barb M's house: Barb, Curt, Mike, Cal, Terry & Karen

Phase 2 to share the following expenses:

Lawn maintenance at entry and east side of bldg. 1

Irrigation water rights

Pump maintenance (bi-monthly filter cleaning: sump (3 each)

Cleaning removal of sediment and debris. Presently open top – may need to install covers

Curt to address the following:

Completion of mail box landscape blocks

Repair damage of grass where landscaping equipment made ruts

Review the possibility to increase rock area that would create a path for future equipment to egress the back areas of bldgs. 1,2,3

Review possibility to hard wire entry monument lights that are presently solar or maybe use a more heavy duty solar collector

Contact USPS to reposition mail boxes to face the driveway as do all other boxes

Complete stair tower window caulking on bldgs. 1,2,3. Mike Cox said bldgs. 4&5 are done

Meet with Josh, Gabe & Juan on Tues. 4/3 (8:15 am) to properly set up irrigation timer. Phase 1 & 2 cannot irrigate at the same time. In addition, the grass area must also be set up separately

Set up lawn maintenance for 2018 season @ entry and adjacent to bldg. 1. Curt estimates this can be accomplished for approx. \$1000 – which would also be shared by phase 2

Cal is working and reviewing the following:

Accepting proposals to refresh rock throughout neighborhood. This is the 1½" washed tan granite. In addition, he is reviewing the possibility to have river rock cobble installed behind bldgs. 1,2,3 along the length of the patios. The rain water erodes the existing rock and this would match bldgs. 4 & 5

Contacting the new owner at 2059 to discuss shared costs for driveway maintenance, guest parking only for Vistas and snow removal as required
Restripe guest parking spaces and install "Parking for Vista's HOA Guests Only"

General Comments:

Barb to contact Thompson Landscaping to exclude lawn care maintenance for the 2018 season. This will reduce his landscaping bid by approximately \$2300.

Curt reiterated that when he "turned over" phase 1 to owners that he paid the HOA \$10k as a goodwill gesture to help with HOA expenses

Curt confirmed that a sidewalk will be completed east of the entrance down to Spoon Ct. There are no plans or requirements to install a sidewalk west of the entrance towards the golf course. Split rail fence east of entry will be repaired.

Members present agreed that common area landscaping maintenance should be shared with phase 2. There is a benefit for Phase 1 to have this area properly maintained as it complements our neighborhood at the entrance.

Notes submitted by Terry/Karen. Please contact us for corrections or additions at tkhulquest@gmail.com