

Tierra Vista Village
Board Meeting Minutes
September 12, 2023

1. The meeting was called to order at approximately 4:08 p.m.
2. Present were Board Members Marie Cobb, Dave Hupp, Baker McKonly, and Linda Looman. With 4 of the 5 board members present, a quorum was established. Also present were homeowners Jim and Lynne Martensen. Zach Potter arrived after roll call.
3. The Board reviewed the August 2, 2023 Board Meeting Minutes. Dave made a motion to approve and adopt the Minutes; Marie seconded the motion. All were in favor and the motion carried.
4. Dave made a motion to nominate and elect the board members to the following offices, Linda seconded the motion, all were in favor, and the motion carried.
David Hupp- President
Marie Cobb- Secretary
Linda Looman- Vice President
Zach Potter- Board Member
Baker McKonly- Treasurer

5. Discussion of Old Business.

- a. Landscape of Front Yards. The Board discussed landscaping. Most agreed that the front yards should be a priority. Baker would like modifications to the area on Rim Drive. Specifically, he envisioned a little grass border in a wavy pattern, with rock, perennials and mulch. Marie stated that this could be done in stages, but the front yards need work first. There is a concern that homeowners will push back if the Board makes changes to their front yard. Linda recommends that the front yards be enhanced by placing border, rock and fresh mulch. Lynne suggested that the Board put notices on doors in the spring letting owners know it is time to spruce up their front yard, let them know the process if they want to make changes, and invite them to participate. The Board discussed ways to involve the homeowners who want to get involved in sprucing up their front yards. Baker suggested holding a community workday to trim bushes, pull weeds and plant perennials.

The Board agreed that they first need to do a walk around in the community and come up with a general landscaping plan for the Spring. The Board agreed to meet on September 21, 2023 at 4:00 p.m. and invite the owners. Janet will send an email to the owners.

Janet confirmed that Darren will trim bushes and shrubs during his fall cleanup.

- b. Open Discussion from Members.

Jim and Lynne Martensen brought several concerns to the Board and requests to address those concerns.

Specifically, there were some discussions regarding recent police activity at the entrance to the neighborhood. The Martensen's conveyed that people are walking between his house and his neighbor's; some are neighbors, but some are not. They expressed that it is a very uncomfortable feeling that people are walking so close to their home. There is a lot of exposure as his home is so close to Rim Drive, as well as to the open space behind his home, which is a problem. The Martensen's stated that the open space has been neglected, has dog waste, and is an overall eyesore. Jim added that there is also a liability concern. The Martensen's would like approval to put up a fence on the sides of their property to avoid this foot traffic. However, the area between the homes and the open space is General Common Elements. Lynne stated that another local community revised their Covenants to change the GCE to LCE, which would allow them to put up a fence. The Martensen's also requested approval to extend their fence line into the GCE.

Jim also reported an issue with loose dogs. The Board directed Janet to send a warning letter to the owner(s). The Martensen's declined as they do not want to complain.

The Martensen's requested Board approval to continue to investigate the process that would be necessary to change the GCE to LCE in between the houses and to extend their backyard. Zach agreed to get some information regarding the requirement to keep the open space and to find out if the original surveyor is still in the area. The Martensen's are free to investigate the process, but the Board made no commitments. The Board may seek advice from the HOA attorney. No action was taken.

It was brought to the Board's attention that several vehicles/equipment related to the neighboring HOA has driven through the open space. In order to prevent this from happening again, Linda made a motion to order and install two no trespassing signs to place in the open space, the motion was seconded by Zach, all were in favor, and the motion carried.

6. Discussion of Old Business:

- a. Remove Bolts from Old Gazebo in GCE greenspace. Zach volunteered to remove the bolts and concrete this week. Dave offered to help.
- b. Address limiting access of motor vehicles in GCE greenspace. This matter was addressed and resolved above.
- c. Invest Reserve Funds in CD's or Money Market Accounts. Baker raised this matter for the agenda. However, since he had to leave the meeting early, the matter was tabled.
- d. Homeowner Contact Information. The Board discussed an owners request for the HOA to provide owners' contact information to the other owners. However, the Governance Policies are clear where it states in Article 5. I. D. b., that owner's contact information cannot be provided without written consent of the owner. The Board agreed that no action should be taken.

- e. New Sign at the Entrance. Jim and Lynne Martensen offered to pay for a new sign at the front entrance. They provided a sketch for the Board to review and approve. Linda asked about other ideas for design and felt there should be input from the community. Linda also felt that it might look like a conflict given the above requests from the Martensen's. The Board declined to accept the offer for the Martensen's to pay for the sign. The Board likes the idea of a new sign but there is a concern about the costs. This matter was tabled.
 - f. Response to owner regarding Collection of Unpaid Assessments and Foreclosure. The Board discussed Mike B's request at the annual meeting to remove the language from the Governance Policies and Procedures regarding the foreclosure process. Homeowner Associations are required by law to have the governance policies and procedures in place. The Board does not have the power to remove the language. The Board agreed that no personal response to the owner is necessary as the Board Meeting Minutes speak for themselves.
 - g. Discuss request from 105 Tierra Vista to expand into GCE. This matter was discussed out of order and is referenced above.
7. Schedule Next Meeting. The Board will perform a walkthrough of the neighborhood to look at the front yard landscaping needs on September 21, 2023 at 4:00 p.m.
8. Marie made a motion to adjourn the meeting, seconded by Linda. All were in favor and the meeting was adjourned at 6:06 p.m.