

Vista Estates Homeowners Association Minutes

www.VistaEstatesHOA.org

ANNUAL HOMEOWNERS MEETING, 7:00 p.m. MONDAY JULY 22, 2024

Public Room, Fire District 26, Station 54 42013 Highway 2, Gold Bar, WA 98251

Also via Zoom for residents unable to meet in person

1. Homeowner and visitor sign in and signed proxy form submittals prior to start of meeting
2. Call to Order: 7:05 PM

Welcome and introduction - Irene Nash

2.1.Board members present: In person: Bob Rossi, Irene Nash, Diane Robey, Tami McMinn. By Zoom: Diana Herrera.

2.2.Committee members present: ACC -Tami McMinn, David Jeffers

2.3.Homeowners/Visitors present: See attached Attendance

2.4.It was noted that a quorum of at least 10% of Vista Estates homeowners was present.

2.4.1.There were 8 homes represented, which is almost 20% of the 42 homes.

3. Adoption/amendments of previous HOA board meeting minutes
 - 3.1.The minutes of the HOA Board meeting on 6/3/2024 were presented and approved
4. Homeowner and visitor commentary / Questions.
 - 4.1.See discussions below.

5. Elections of board positions.

Position 1 - 3 year term up for reelection	Tami McMinn - reelected
Position 2 - 3 year term with 1 years remaining	Bob Rossi
Position 3 - 3 year term with 2 years remaining	Irene Nash
Position 4 - 1 Year term	Diane Robey - reelected
Position 5 - 1 Year term	Nyla Luska - reelected
Position 6 - 1 Year term	David Jeffers - reelected
Position 7 - 1 Year term	Diana Herrera - reelected
Position 8 - 1 Year term	Jeff Sanders - reelected

6. Discussion of possibility of a no shooting zone around Vista Estates - Diane Robey
 - 6.1.Update on how reports of shooting near Vista Estates have been handled by the Sheriff Department.
 - 6.2.WAC 332-52-145 states: Persons shall not shoot on, at, across, along down from or within five hundred feet, of ...Residences...
 - 6.3.The property adjoining Lots 4, 5 and 6 has had target practice on a regular basis.
 - 6.4.The homeowners near the shooting are afraid to go outside when it occurs.
 - 6.5.Several Vista Estates homeowners have called 911 when hearing the gun shots. The 911 operator says it is legal to have target practice on that property even though we point out it is less than 500 feet from our houses. Then the operator reluctantly sends a deputy to talk with the people at that property. Afterward it is quiet for a week or so and occurs again.
 - 6.6.To permanently resolve this we will need a No Shooting Area designated by Snohomish County around Vista Estates. This requires a petition form submitted to the Snohomish County Council for at least 50 single family dwellings and signed by at least 51% of our registered voters.
 - 6.7.We are 42 homes. We might need to include homes outside Vista Estates. Perhaps we could coordinate with Nature Trails if they want to expand their existing No Shooting Area.

- 6.8. We could also contact our local County Council member District 5 Sam Low for advice and assistance.
- 6.9. Send a survey to all Vista Estates homeowners to see if they support a no shooting area.
7. Discussion about requests RE quiet hours for loud projects - Irene Nash
 - 7.1. Some neighbors are starting noisy yard work very early (7 am) in the morning.
 - 7.2. Include in the survey about noise that occurs on a regular bases and which hours should be allowed.
 - 7.3. How do we allow occasional noise from projects?
8. Discussion about possibly resealing Vista Estates roads - Bob Rossi
 - 8.1. The entire Square footage of our roads is 117,770.
 - 8.2. The estimate from Ground Effex Asphalt to seal all the roads is \$96,276.98. Bob decided against this work.
 - 8.3. There is one section of 60 square feet in the cul de sac between lots 42 & 35 that will have the asphalt replaced at \$2,289.00 by Ground Effex Asphalt. Bob approves of this work and the board agreed.
9. Budget Update - Bob Rossi - Treasurer
 - 9.1. Bob presented the Treasurer reports
 - 9.1.1. Income Statement 1/1/2024 - 6/30/2024
 - 9.1.2. Budget vs. Actuals 1/1/2024 - 6/30/2024
10. Update on Gates
 - 10.1. There will be fall maintenance of the gates, plus the walk through gates
11. Architectural Control Committee Update - Tami McMinn / David Jeffers
 - 11.1. Requests submitted to ACC are required for paint color, major landscaping, structures, roof replacement, decks, etc.
 - 11.2. The CC&Rs were agreed by all homeowners when they bought their home
 - 11.3. The Rules and Regulations are supplemental to the CC&Rs and updated by the board.
12. Public meeting adjournment 7:56 PM
13. Executive session to follow general meeting.

Board position selections

- Position 1 Tami McMinn Vice President
- Position 2 Bob Rossi Treasurer and Gates
- Position 3 Irene Nash President
- Position 4 Diane Robey Secretary
- Position 5 Nyla Luska At Large
- Position 6 David Jeffers At Large - Gates
- Position 7 Diana Herrera At Large - Communications
- Position 8 Jeff Sanders At Large

ACC selections

- Tami McMinn
- Jeff Sanders
- David Jeffers

14. Adjournment of executive session. 8:55 PM

Vista Estates HOA Homeowners Meeting
Homeowner attendees
7/22/2024

Homeowners Attendance

NAME	LOT NUMBER
Robert Rossi	3
Diane Robey	6
Tami McMinn (in person), Dan McMinn (Zoom)	8
Mark Sugden	15
David Jeffers	18
Diana Herrera (Zoom)	21
Alexandro Espinoza	30
Irene Nash	36