

Vista Estates Homeowners Association Minutes

www.VistaEstatesHOA.org

ANNUAL HOMEOWNERS MEETING, 7:00 p.m. MONDAY MAY 19, 2025

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: 7:03 PM

Welcome and introduction - Tami McMinn

- 2.1. Board members present: In person: Tami McMinn, Diane Robey, David Jeffers By Zoom: Diana Herrera, Nyla Kluska
- 2.2. Committee members present: ACC -Tami McMinn, David Jeffers
- 2.3. Homeowners/Visitors present: See attached Homeowners Attendance
- 2.4. It was noted that a quorum of at least 10% of Vista Estates homeowners was present.
 - 2.4.1. There were 10 homes represented, which is almost 25% of the 42 homes.
3. Adoption/amendments of previous HOA board meeting minutes
 - 3.1. The minutes of the HOA Board meeting on 11/4/2024 were presented and approved
4. Homeowner and visitor commentary / Questions.
 - 4.1. Road Repair
 - 4.1.1. Some areas are developing cracks, such as the end of the cul-de-sac near Gate 3 and the entrance of Gate 2. We need to find a professional paving company to evaluate and recommend the proper repairs and maintenance. Aaron Nilsen at Lot 4 paved their driveway and perhaps could provide a recommendation.
 - 4.2. Moss clearing of road edge
 - 4.2.1. Sometimes difficult to scrape all of it off
 - 4.2.1.1. Perhaps a moss removal treatment would go deeper
 - 4.3. Scotch Broom is growing.
 - 4.3.1. in common areas, ask Liberty Landscaping to remove it.
 - 4.3.2. Include Scotch Broom clearing in email reminder to homeowners
 - 4.4. Speed Limits
 - 4.4.1. The Children Playing 15 mph speed limit sign for Gate 3 has been reinstalled
 - 4.4.2. Some residents and visitors are driving far above the posted speed limit of 15 mph
 - 4.4.2.1. This is dangerous to children, pedestrians and pets
 - 4.4.2.2. Include reminder in email
 - 4.4.2.3. Also reminder individual neighbors who are driving too fast
5. Budget Update - Bob Rossi (not present)
 - 5.1. Will be uploaded by Wednesday per Diana Herrera
6. Update on Gates - Tami McMinn
 - 6.1. Should we change gate codes?
 - 6.1.1. According to Bob Rossi's past comments, It is a arduous process
 - 6.1.2. Ask the homeowners to send email to board with request
 - 6.2. We need working gates
 - 6.2.1. Most of the time, there seems to be at least one gate not working
 - 6.2.2. We need to upgrade/modernize our gates

6.2.3. We will look for a new gate service that is closer to Gold Bar

6.2.3.1. The current gate service is in Seattle

6.2.3.2. Get competitive bids

6.3. Gate 2 sign

6.3.1. Delivery services are going to Gate 2, which does not have a kiosk for code entry

6.3.1.1. They need to go to Gate 3

6.3.2. Currently states : "Fire Access Gate 3"

6.3.3. Change to : "Fire/Delivery Access Gate 3"

7. Architecture Control Committee - Tami McMinn, David Jeffers

7.1. Trash cans next to the garages need to be shielded from street and neighbors

7.2. Some homes have uncut grass

7.3. Notices will be going out to homeowners in the next few weeks

8. Elections of board positions.

Position 1 - 3 year term with 2 years remaining

Tami McMinn - President

Position 2 - 3 year term up for election

Mike Renz - Treasurer

Position 3 - 3 year term with 1 year remaining

Lauren Paschich - Vice President

Position 4 - 1 Year term

Diane Robey - Secretary

Position 5 - 1 Year term

Nyla Kluska - At Large

Position 6 - 1 Year term

David Jeffers - Gates

Position 7 - 1 Year term

Diana Herrera - Communications

9. Mike Renz (Treasurer) and Tami McMinn (President) must be added to the bank account.

10. Public meeting adjournment 7:43 PM

Homeowners Attendance

NAME	LOT NUMBER
Derek and Lauren Paschich (zoom)	2
Diane Robey	6
Mike Renz	7
Tami and Dan McMinn	8
Mark Sugden	15
Craig Schindler	14
David Jeffers	18
Diana Herrera (Zoom)	21
Alexandro Espinoza	30
Nyla Kluska (Zoom)	33

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ANNUAL BOARD MEETING MONDAY MAY 19, 2025

POSITION ASSIGNMENT

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1. Call to order 7:45 PM
2. Board Meeting to assign positions to follow general homeowners meeting.

Board position selections

Position 1 Tami McMinn - President
Position 2 Mike Renz - Treasurer
Position 3 Lauren Paschich - Vice 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

ACC selections

Tami McMinn
David Jeffers
Jeremiah Long

3. Mike Renz (Treasurer) and Tami McMinn (President) must be added to the bank account.
4. Adjournment of board meeting for positions 8:05 PM