

Vista Estates Homeowners Association Minutes - FINAL

www.VistaEstatesHOA.org

BOARD MEETING, MONDAY September 15 2025 at 7 PM

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

Also via Zoom for residents who can't meet in person

1. Call to Order at 7:02 PM
 - 1.1.Attendance:
 - 1.1.1.Board Members present:
 - 1.1.2.Lauren Paschich, Diane Robey, Nyla Kluska, Tami McMinn, Dan McMinn, Mike Renz, David Jeffers Via Zoom: Diana Herrera
 - 1.1.3.ACC (Architectural Control Committee) members present: David Jeffers, Tami McMinn, Jeremiah Long
 - 1.1.4.Homeowners/Visitors present: Alejandro Espinoza, Clayton and Kayla Woodruff, Hans Kowalski, Roe and Mark Foster, Teddy Kisch
Via Zoom: Leanna Winart
2. Adoption/amendments of the HOA board meeting minutes
 - 2.1.No pending minutes to adopt
3. Homeowner/visitor Commentary / Questions
 - 3.1.New neighbors
 - 3.1.1.Clayton and Kala Woodruff
 - 3.1.2.Hans Kowalski
 - 3.2.A person about 20 years old was harassing neighbors with an airhorn
 - 3.2.1.A neighbor's security camera shows a newer black Honda Accord
 - 3.2.2.Report to sheriff if this happens again
 - 3.3.Collect emergency contacts from each neighbor
 - 3.3.1.The sign-in sheet includes columns for emergency contact and phone number
4. Budget Report - Not available, will be loaded to website ASAP
 - 4.1.Transition from Bob, Mike is checking and correcting discrepancies
 - 4.2.\$159 Electrical for all 3 gates
 - 4.3.\$45,000 balance
 - 4.4.Saved \$6,000 with volunteers doing landscaping
 - 4.5.Bob transferred the account to Bank Of America
 - 4.5.1.Mike Renz and Tami McMinn are cosigners
 - 4.5.2.Mike is working through the transactions
 - 4.5.3.Mike suggest adding 2-factor authentication
5. Gates Update - Dan McMinn/David Jeffers
 - 5.1.The current gate remote signal is set for the default dip switch code in purchased remotes
 - 5.1.1.We need to set to a different dip switch code
 - 5.1.2.But we might change the system to be more modern instead
 - 5.2.The current gate service company is in Seattle, takes a while to service the gates and charges a high fee
 - 5.2.1.Hesten was recommended by Dan as a local company with a good service reputation
 - 5.2.1.1.Hesten services commercial and residential
 - 5.2.1.2.Hesten services Lowes Monroe store doors
 - 5.2.2.Hesten serviced and assessed each gate for \$75 per gate

5.2.2.1.\$11,000 spent so far

5.3.Gate 3 Repair and bringing it current

5.3.1.Gate 3 had failed and was permanently open

5.3.1.1.Ground loop removed

5.3.1.1.1.Had failed

5.3.1.1.2.Not replaced due to unreliability

5.3.1.1.3.\$1500 Electric eye installed (RADAR) instead of ground loop

5.3.1.2.\$2500

5.3.1.2.1.Safety beam installed

5.3.1.2.2.Failsafe bumper installed

5.4.Gate 2 Repair and bringing it current

5.4.1.1.Same repairs as Gate 3

5.4.1.2.\$1450 Wheels and bearings, replaced motor

5.4.1.3.Vehicles much approach close to the gate when exiting

5.4.1.3.1.The electric eye needed to be less sensitive to avoid detecting cars in the nearby driveway

5.5.When to upgrade Gate 1

5.5.1.This is next

5.5.2.In October, before winter weather

5.5.3.Remove ground loop

5.5.4.Install new receiver

5.5.5.Add new electric eye

5.6.A few issues came up and Hesten corrected under their warranty

5.7.We need to modernize the entry system

5.7.1.Hesten option is a placard

5.7.2.Possibly a cell phone system

5.7.3.Company named Butterfly

5.7.3.1.Based in Florida

5.7.3.2.Installation lower, monthly fee higher

5.7.3.3.Cell phone system

5.7.3.4.We prefer a local company that is well established

5.7.4.There may be an initial installation charge

5.7.4.1.We might need a special assessment in dues spread over several years

5.7.5.There may be a monthly service fee

5.7.6.Bring this up for a vote by all homeowners at the next annual homeowners meeting

6. Architecture Control Committee update - Tami McMinn / David Jeffers

6.1.Trashcans next to garages need to be shielded from street and neighbors

6.2.Thank you for scraping street, please do yours if not already done

6.3.Remember that ACC applications are needed for projects like roofs, sheds, fences, etc. If not sure, submit or email to ask.

7. Landscaping: Board members maintained over the summer = cost savings. What to do about pond road and pond trail?

7.1.1.Liberty Landscaping charged \$360 every 3 weeks

7.1.1.1.All along Reiter Road on Vista Estates property

7.1.1.2.Landscaping around each gate

7.1.1.3.Pond road

7.1.1.3.1.Was not done

7.1.1.3.2.Was not in the contract

7.1.1.4.No longer using any landscaping company

- 7.1.2. Board members volunteered the last several months
- 7.1.3. Pond has birch trees ready to fall and a ditch needs cleanup
- 7.1.4. We could organize clean-up days
- 7.1.5. Further east on Reiter Road is increasing dumping
 - 7.1.5.1. Ask the sheriff to patrol more

8. Public meeting adjournment at 8:26 PM