

**Northwest Vistas
Annual Board Meeting – Minutes
January 25, 2023, 11:30 A.M.**

1. Call to Order and Roll Call -
 - a. Board of Directors – Casey Mason
 - b. WEB Properties – Emily Amsbaugh and Bill Butler

2. Operating Account Balance 1/1/23 - \$13,888.37

3. Financial Review
 - a. 2022 Actuals
 - i. Income - \$43,857.62
 - ii. Expense - \$39,815.19
 1. NOI - \$4,042.43
 - b. 2023 Budget:
 - i. Income - \$42,184.00
 - ii. Expense - \$41,203.50
 1. NOI – \$980.50
 - iii. Vote to Approve – Casey Mason Approved after review and discussion.

4. Northwest Vistas Outstanding Issues:
 - a. Fence landscaping in front of 1614 S Bell Rd (see pictures/emails) behind 1710 S Morningside Heights Dr. – Casey said dirt may need to be added and then hydroseeded. This is the homeowner’s responsibility to maintain.

5. Adjournment

----- Forwarded message -----

From: **Brenda Reulet** <brenda@wpispo.com>

Date: Thu, Nov 3, 2022 at 1:36 PM

Subject: NW Vista

To: Bill Butler <bill@wpispo.com>, Lauri Liptac <lauri@wpispo.com>

Bill and Lauri,

Barbara Harrison

1614 S Belle

541.953.9418

Barbara is inquiring about a retaining wall by the access road by her house. She were told by her builder, Johnson Brothers, that a retaining wall would be put in to help prevent the ground from washing away into the street. She is not really sure who to contact or how to get the ball rolling but thought the HOA management would be a good place to start.

----- Original Message -----

From: Laura Simpson <nlsimpson@comcast.net>

To: email@rentmanager.com

Date: 09/26/2022 8:39 AM

Subject: Developer

Good morning Carol,

We have spoken to a few neighbors and to our realtor as to finding out who is the developer of our neighborhood. Our realtor suggested contacting you, so here is our concern - please see attached photo to help explain our issue.

The area behind and under our back fence needs to be landscaped/reinforced with large and small rocks like our neighbor's area recently has been (that neighbor is a realtor and told us it is the developer's responsibility to complete).

Our big concern is that we are starting to see erosion along the fence line/posts at the back property line. In addition, this is a huge eye sore for the homes behind us as this is what three homes see out their front door.

Thank you for any help you can provide.

Neil and Laura Simpson

1710 S Morningside Heights Dr

