



VISTA FIELD ASSOCIATION MEETING

NOVEMBER 18, 2025 MINUTES

The Vista Field Association Meeting recordings, with agenda items linked to corresponding audio, can be found on the Vista Field website at: [Association Meetings - Vista Field Project](#)

Mr. Peterson called the Regular Vista Field Association Meeting to order at 11:00 a.m.

PLEDGE OF ALLEGIANCE

Mr. Peterson led the Pledge of Allegiance.

WELCOME AND INTRODUCTIONS

Staff Members: Larry Peterson, Director of Planning
Amber Hanchette, Director of Real Estate
Michael Boehnke, Director of Operations
Bridgette Scott, Executive Assistant (via telephone)
Lisa Schumacher, Special Projects Coordinator

NEW BUSINESS

A. Election of Officers

Mr. Peterson requested a nomination for the Slate of Officers for the Vista Field Association Meeting, including President, Vice President, Secretary and Treasurer.

MOTION: Ms. Hanchette moved to approve the slate of officers for the Vista Field Association;

President: Larry Peterson

Vice President: Amber Hanchette

Secretary: Michael Boehnke

Treasurer: Michael Boehnke

Mr. Boehnke seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

B. Adoption of 2026 Budget

Mr. Peterson stated the Port developed the budget estimating annual expenses, both in the initial phase and full build out. (*Exhibit A*).

MOTION: Ms. Hanchette moved to adopt the 2026 Budget for the Vista Field Association as presented; Mr. Boehnke seconded. With no further discussion, motion carried unanimously. All in favor 3:0.



VISTA FIELD ASSOCIATION MEETING

NOVEMBER 18, 2025 MINUTES

C. Adoption of 2026 Projected Assessments

Mr. Peterson stated the 2026 Budget (*Exhibit B*) is based upon analysis performed by consultants reviewing likely overall costs. This budget will be reviewed, updated, and refined over time.

MOTION: *Ms. Hanchette moved to approve the 2026 projected Assessments for Vista Field as presented; Mr. Boehnke seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

D. Future Meeting – November 10, 2026

Mr. Peterson stated the next meeting is tentatively scheduled for November 10, 2026, for annual business. Mr. Peterson requested to meet in February or March 2026 to discuss the business/property owners association.

It is the Consensus of the Board to meet in in February or March to discuss a property owners association and in November 2026 to discuss annual business.

PUBLIC COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 11:07 a.m.

APPROVED:

Vista Field Association Board

Larry Peterson

78256D5137A84B4...

Larry Peterson, President

DocuSigned by:

Amber Hanchette

9259D6325B2D43F...

Amber Hanchette, Vice President

Signed by:

Michael Boehnke

4CE5095E4399448...

Michael Boehnke, Secretary & Treasurer



2026 BUDGET

*Vista Field Association
November 18, 2025*

Cost Category	Dollars \$
Landscape	43,500
Vegetation Treatment	4,334
Pest Control	800
Water Feature	43,000
Snow Plowing	2,000
Street Sweeping	3,600
Catch Basin Cleaning	3,200
EV Stations	2,000
Asphalt	4,000
Lighting maintenance	6,000
Signage - Events	2,500
Power Usage	2,000
Water Usage	36,000
Site Furnishings	15,000
Night patrol contract	5,400
Management/Admin Contract	58,600
Janitorial	11,400
Garbage Control	23,500
Graffiti Abatement	1,200
Equipment	7,500
Capital Reserve Fund	5,000
Maintenance Labor Contract	35,000
Subtotal	315,535
Contingency (20%)	63,107
TOTAL	\$ 378,642



2026 Properties Assessment - Allocated Interest

Vista Field Association
November 18, 2025

Type of Development	= 1 Allocated Interest
Residential	\$650
Smaller residential or some multi-family (.8 of allocated interest)	\$520
Commercial	Based on square footage, where 1,000 square feet = 1 allocated interest or \$650
Mixed Use	Based on combination of above, specific to each development