



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

May 17th, 2022 - Vista View Village Special Session Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance: President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Member Dennis Brokaw and ACC Member Doug Lux,

Guest: Margie Gibler.

Absent: Member-at-Large Debbie Hollen Greenways Matt Donohue.

1. Brion opened the meeting at 7:00pm.
2. Discussion of the revised quote from Wildwood Environmental for repairs to the drainage area on 108th in greenspace 1 (see attached)
 - a. Brion-at this time we do not have confirmation in writing from WES that they will fix the drainage. It is our duty as HOA Board Members to take action and resolve this problem.
 - b. Lona-if all we are doing is stabilizing to prevent erosion until WES completes a permanent fix, can't we complete the work proposed for \$2,980 instead of the complete proposal.
 - i. "Stabilize area around existing outfall pipe • Install rocks, soil, and fabric to prevent additional undercutting of material below the pipe \$2,980".
 1. Brion-does not want to go back to Wildwood Environmental to ask for yet another revision to this quote.
 - c. Lona-concern about the financial implications within the 2022 Budget as created.
 - i. Brion-the budget allowed for exactly \$17,000 to fix this issue.
 - ii. Erin-it was not a line item in the 2022 budget, it is noted as a long-term maintenance item.
 - iii. Doug-it wasn't part of the budget and a discussion to revise the budget has not occurred.
 - d. Erin-concern with spending money on a temporary solution that WES is going to potentially redo in 2023. Also concerned with the fiduciary responsibility of the Board to all 75 homeowners in the HOA. Have we researched all of our legal and financial responsibilities to determine that this is the only/best option?
 - e. Brion-This project should be the number one priority for the HOA. There is enough money to cover this expense, the 2022 budget does not account for the increased dues that passed at the 2021 Annual meeting.

- f. Lona-agrees that homeowner safety should be a priority. If we spend the proposed amount of \$17,480, this will have to be the only added project/expense for 2022. The inflow-and outflow of dues will not support anything else.
 - g. Margie-can we go back to WES and ask for an agreement to complete the work in writing. The concern now is that the bank will continue to erode eventually eroding her property and potentially causing severe damage. She would also be comfortable tabling the proposal from Wildwood a little longer to allow time to follow-up with WES.
 - i. Denessa-wants to make sure Margie feels that the Board has heard her concerns as a homeowner and that we are addressing them. She would feel more comfortable with the current conditions of the drainage ditch if she knew that WES would commit to fixing it.
 - 1. Margie-appreciates all that the Board has done. She also understands that there are budget constraints.
 - ii. Brion-if we go back to Wildwood now and say no, we will need to start over.
 - 1. Erin-how long is the quote valid?
 - a. Lona-45 day from May 10th.
 - h. Dennis-it is important to have confirmation from WES that they will fix it.
 - i. The language in the quote from Wildwood assumes a fix from WES in 2023 "Pricing assumes pipe replacement and repair of the manhole/concrete drain will be performed by WES in 2023". If WES does decide not to complete the project will this current proposal be a permanent fix or a temporary one? Will we have to complete additional work in the future?
 - ii. Is Wildwood assuming that WES will fill in the ditch later?
 - 1. Brion-per Leah at WES, the working theory is that a pipe will be laid underground from the current outfall to the grate by the pond. The pipe will then be covered, and the ditch will be filled in and leveled. A utility access hole will be created to access the pipe for maintenance.
 - i. Denessa-if we complete the project as proposed by Wildwood now and then WES fills in the ditch in 12months won't that erase the work that we just paid to complete?
 - j. Denessa-does the HOA's insurance cover any damage that may occur to adjoining properties if we do nothing? Would the cost of the deductible be significantly less than the proposed amount from Wildwood?
 - k. Brion-proposed we table the discussion until the June meeting. In the meantime, he will go back to Debbie and WES and try to get a clearer understanding of the proposed work that WES will complete and a commitment in writing that this work will indeed happen.
3. Meeting adjourned at 7:44pm.