



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

June 7th, 2022 - Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance: President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, and ACC Member Doug Lux, Member-at-Large Debbie Hollen.

Absent: ACC Member Dennis Brokaw, Greenways Matt Donohue.

1. Brion opened the meeting at 7:01pm.
2. President's Report
  - a. Matt has been absent from four consecutive meetings, per HOA By-laws Article 7, Section 1d, the greenways position is now declared vacant.
  - b. Due to the 4<sup>th</sup> of July holiday, the July BOD meeting will be held July 12<sup>th</sup> at 7:00pm.
  - c. Email asking for volunteers.
3. Vice President's Report
  - a. Talked to Juan about new bids in 2023. He shared that there is no way that a new bid can be comparable to what he is at now. It will most likely be closer to 20k.
  - b. Greenspace #3: weeds cannot be removed in the rock area. Can he spray it? He would be required to post a sign letting us know that chemical spray has been used. At least a couple of days notice. Send out notice via email. Ask what Juan uses?
    - i. Are there other alternatives to having grass that constantly needs to be mowed? What other uses are available? If not, the cost to maintain will be untenable.
      1. Debbie: community garden.
    - ii. Denessa: what can we do with Greenspace #2? What could be alternative uses to this?
      1. Doug: goat farm. Lease to a goat farm?
  - c. Denessa motions to return the Architectural Control Committee as somebody to answer questions prior to work being completed on a home/property.

Brion: an architectural control team.
  - d. Erin/Debbie: go back to retaining a lawyer and modernizing the language. Community engagement and communication within the neighborhood.
  - e. Debbie: ask to help with the incompleteness and inconsistencies that are currently in ours.
  - f. Denessa: moves to make an appt to contact a lawyer and ask for a consultation with VF law firm. Doug seconds. All in favor, no abstains. Motion passes.
    - i. Erin will make the consultation appt. Debbie would like to be involved.
4. Treasurer's Report:
  - a. \$30,931.72 Balance in Checking Account \$10,008.39 Balance in Surplus Account

\$ 4,100.00 Dues outstanding  
\$35,031.72 Total Money Available (if all dues are paid)  
\$ 5,286.12 Paid Expenses YTD  
\$19,713.88 Expenses yet to be paid of \$25,000 budgeted expenses for 2022 (includes \$5,000 for long term maintenance and \$887 for unexpected expenses).  
\$35,031.72 Total Money Available (if all dues are paid)  
(19,713.88) Expenses yet to be paid  
\$15,317.84 + \$10,008.39 Balance in Surplus Account  
\$ 5,000.00  
\$20,317.84 Balance 12-31-2022 assuming \$887 was spent  
\$21,204.84 Balance 12-31-2022 assuming \$887 was not spent

- b. No additional payments from anyone. 66 2/3 payments
  - i. Doug asked how likely will outstanding dues be paid. Lona is confident that they will come in by end of year.
- 5. Secretary's Report:
  - a. Newsletter draft was emailed for review. Any additional thoughts or edits?
    - i. Lona: it would be nice to have some completed projects mentioned.
- 6. Member-at-Large Report:
  - a. Debbie: curious about thoughts and discussions about why the Wildwood Proposal was not funded during the last meeting.
    - i. Brion: the unanimous decision was that the proposal was not good.
    - ii. Debbie: Leah is unable to provide written communication currently.
    - iii. Erin: is this the best solution with the information available? Is this the only option available?
    - iv. Denessa: confused because WES has scoped the pipes and should they not be liable for the damages. Isn't there a less expensive way to band-aid the project?
      - 1. Debbie: It is about risk management. Vertical banks over most of the creek bed.
    - v. Erin: question about the wording of the proposal that says "permanent" and assuming that WES will complete work in the future.
    - vi. Lona: have we gotten any other bids for this project?
      - 1. Debbie: this is the only entity that she could find that would do this type of work?
    - vii. Debbie-Motion to fund the proposal to support the funding from Wildwood for the short-term work given in the revised proposal to fund or the project. No 2nds. Motion dies.
      - 1. Erin: I have a problem funding the proposal with the information currently available. What is our legal obligation and our legal options with WES? I am comfortable funding a project with more information. This would be a great question to put to a lawyer or someone who knows more than we do.
    - viii. Denessa: is it a fact that there something went wrong with the neighborhood above?
    - ix. Brion, yes.
    - x. Lona: did WES assume culpability for what was done? Or was it "snuck in?"

- xi. Denessa: Can Lona investigate the insurance avenue to see if it would be covered?  
Lona can call the agent to get clarification.
  - b. Organization: Community Institute: professional entities like VF law firm and HOA board, get and offer professional trainings for Board. There is a small dues to be a member. \$305/year for fifteen members to have access to these resources. Western Oregon Chapter. Some of the trainings do have a fee. \$99
    - i. Brion: best practices, reserve budgets, etc.
    - ii. Debbie-Motion for the BOD to review the website and come to the July 12<sup>th</sup> meeting and be prepared to discuss whether we will join the membership and be prepared to vote yay/nay. Erin 2nds. All in favor, no abstains, no nays. Motion passes. Debbie will send the links to the BOD.
- 7. ACC Report:
  - a. Doug: good news, lot #69 is going to repaint their house. They are living up to their agreement of repainting within one year. Christmas lights are down, and they re-mulched the yard.
  - b. Letter drafted for Lot #44. Can we include it with the newsletter? Legal and respect obligation for your neighbors. An approach for effort and neighborliness.
    - i. Brion to send copy of letter verbiage to Erin.
  - c. Denessa: Mason's yard is better.
- 8. Meeting adjourned at 7:44pm.