



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

July 12th, 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, ACC Member Doug Lux, ACC Member Dennis Brokaw, and Member-at-Large Debbie Hollen.

Absent: n/a

1. Brion opened the meeting at 7:01pm.
2. President's Report
  - a. 2023 Budget Review
    - i. Debbie-We need a plan for spending to be transparent for the homeowners.
    - ii. Denessa-New landscaping bids have been requested from Grass Doctor and Golden Eagle and are due back by Friday, 07/15/2022. Have not been able to find additional companies.
  - b. Annual Meeting
    - i. Erin has updated the member sign up and officer nomination forms for the 2022 meeting.
    - ii. Debbie/Denessa- Agenda needs to include a call for volunteers.
3. Vice President's Report
  - a. Annual Meeting-We need to have a brainstorming session for the Greenspaces and how to maintain them for a smaller cost.
    - i. How can we get maintenance needs to a mow and edge only for the landscaper?
    - ii. How can we reduce the cost? We are going to consistently outspend our dues income as the rates continue to go up.
  - b. Lona-We have not done anything this year. What have we done with the increase in dues that we have collected?
    - i. Debbie-We have money in the budget that has not been spent, we can accommodate the inflation costs for this year. We should spend some of the money to do something, like repairs on the playground, chips etc.
    - ii. Denessa-Can we look at the basketball court refinishing as well?
      1. Lona-There has been discussion in the past about adding pickleball to the basketball court. The pickleball courts in Lake Oswego have been problematic in that it is too loud.
        - a. Denessa-Thinks it might be less noisy than the basketball.

- b. Debbie-Would be interested in what the surface is on that court in Lake Oswego.
    - iii. Lona -We could spend \$5,000 to help/fix the playground and add bark chips.
      - 1. Debbie-We are not likely to get a contractor who is willing to take on the liability to fix the playground. This will need to be a neighborhood volunteer project.
      - 2. Erin- Boring Bark Cedar Playground Chips Quote:
        - a. Three units delivered \$825 or 1-yard U-Haul \$42.00
        - b. Debbie moves to procure one unit at a time to be delivered of cedar chips up to three units over the course of the year.
        - c. Discussion: Dennis we have 2.5- 3-yard dump trucks at work. This could be driven up to the playground and dump the chips on site, rather than having to haul them up from the street. It would need to be dry so as not to leave ruts. It would most likely need to be on a Sunday.
          - i. Debbie-Could we do this over the course of a few weekends? We could rent a bobcat to spread it as well.
        - d. Debbie-Amended motion to allow Dennis to use his company dump truck to U-Haul up to three units @ \$825. Erin 2nds. Motion passes unanimously.
          - i. Lona-Can we do it before the meeting?
    - c. Denessa-Juan has not been doing his job, not working up to the contract. There has been communication to Juan, but no improvements have been made.
4. Treasurer's Report:
  - a. \$28,198 Balance in Checking Account
  - b. \$10,008 Balance in Surplus Account
  - c. \$ 2,733.53 Paid Expenses since June meeting
  - d. \$16,000 Expenses yet to be paid
  - e. \$20,317.84 Balance Year end 2022
  - f. No additional payments from anyone. 66 2/3 payments received year to date.
5. Secretary's Report: no new business
6. Member-at-Large Report:
  - a. CAI membership discussion: Denessa/Dennis do all the webinars cost extra?
    - i. Debbie-There is a mixture that are free with annual membership.
    - ii. Brion-They have a vast resource center and a community forum.
      - 1. Lona-What types of HOAs does this cover? Is it only Condominiums? What resources are most important for us?
        - a. Debbie-It is a mix of neighborhood types.
        - b. Debbie will reach out to schedule a meeting for CAI to present to the Board.
        - c. Lona-Can we make a motion after this event to decide if we want to join?
7. ACC Report: no new business
8. New Business:

- a. Dennis- Had a consultation with an attorney at Vial Fotheringham (VF) about our current by-laws & CCRs.
  - i. \$1,500 to review the current HOA documents and give a report on recommended fixes, like a status report.
  - ii. Denessa-Have we done this before?
  - iii. Dennis-Not since he has been a BOD member.
- b. Dennis-Presented to the lawyer that we are looking for our governing documents to be easy to read, enforce and understand.
  - i. Lawyer will recommend the “what” we should do. Then we will review how and what we would want/need to do.
    - 1. Lona: Did he give a timeframe on a deliverable response for this work?
      - a. Dennis-Has not asked for this yet.
  - ii. Brion-VF is the CAI seat holder.
  - iii. Debbie-Clarification, he will identify where our documents have issues and need to be addressed, but he will not provide actionable items?
    - 1. Dennis-Yes, he will review and recommend changes, but not provide the language to fix.
  - iv. Denessa-Did he provide an hourly rate?
    - 1. Dennis-No he did not provide this. They also do not work on a retainer basis. They are conscientious about HOA funding and will work with us to keep costs low.
  - v. Brion-It would be better if we were CAI members.
  - vi. Debbie-It would be great if he could provide some information prior to the annual meeting. Something to provide to the members.
  - vii. Lona-Could he provide an estimate for total cost of his recommendations?
    - 1. Dennis-He will give us a laundry list. Where do we sit with the current CC&Rs and what we can and cannot do?
    - 2. Debbie-Lona you would like the \$1,500 to include recommendations and what the future costs could be?
    - 3. Lona-Yes, we need to know where the biggest holes are. What can we live with and what needs to be changed?
    - 4. Dennis- Or maybe we attack the low hanging fruit first.
  - viii. Brion-What would it take to get the fifty votes?
    - 1. Debbie-That would depend on what our homeowner engagement strategy would look like. How will we reach more of our neighbors? It will take a thoughtful engagement strategy.
    - 2. Lona-Could we start with our annual meeting to get a feeler for what those neighbors might think?
    - 3. Denessa-Are we more concerned about neighbor opposition or cost?
      - a. Lona/Debbie-More about cost to amend them.
  - ix. Dennis motion to move forward with spending up to \$1,500 for VF review and recommend changes to the CC&R and bylaws. Lona 2nds so long as the \$1,500 is committed in writing.

1. Discussion: Debbie-Can he present to the members and the BOD what the recommendations are?
    - a. Dennis-How much would it cost to have this verbal discussion?
    - b. Debbie-What is the extra cost we would allow for the verbal consult?
    - c. Amended motion to spend up to \$2,000, \$1,500 for a review of governing documents and up to \$500 in consulting fees to present findings. All in favor, no abstains. Motion passes unanimously.
  - c. Lona-Did we decide what we were doing with the Greenspace #1?
    - i. Debbie-We are not currently doing anything. We will continue to maintain it as is until WES moves forward.
    - ii. Brion-We are waiting for a firm commitment from WES.
9. Meeting adjourned at 8:03pm.