



**Vista View Village Homeowners Association**  
10117 SE Sunnyside Rd., Suite F538  
Clackamas, OR 97015

February 7, 2023 - Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance: President Bill McKee, Vice President Kristi Meyer, Treasurer Lona Azar, Secretary Hannah Moon, Events/Webmaster Tina Tan-Zane, Greenway Committee Members Denessa Tompkins, Erin Geist, and Sean Savage, Members-at-Large Debbie Hollen, Steve Klein.

Guests: Beth Weeks, Brion Kidder

Absent: ACC Members Dennis Brokaw, Doug Lux, Samantha Houghton

- I. Bill opened the meeting at 7:01pm.
- II. Hannah moved to approve the minutes from the January meeting. Lona seconded. Bill began to conduct the President's Report, but Brion Kidder entered a Point of Order that the minutes should be voted on. The minutes were then approved by a majority vote.
- III. President's Report: Bill introduced himself and welcomed everyone and instructed the other members to introduce themselves. He then thanked everyone for stepping up and began a discussion regarding voting membership to better understand operations. After some discussion, it was reaffirmed that the board and committee members present at each meeting would vote.
- IV. Old Business
  - A. Newsletter
    1. Members discussed the quarterly newsletter and how the board wanted to handle it moving forward. After some discussion, it was agreed that an effort would be made to resume quarterly publication. There was also a discussion on whether there were the funds to print physical copies or whether the newsletter should continue to go out through an email distribution list. Vice President's Report: (Kristi)
  - B. Kristi met with Debbie and the homeowners on either side of her to discuss the ditch behind the greenspace. Debbie would talk about that later in the meeting. There were no other topics to report.
- V. Treasurer's Report: (Lona)
  - A. Checking Account: \$27,259.74
  - B. Reserve fund: \$10,000.00
  - C. Long Term Expense: \$5,013.43
  - D. Expenses paid YTD: \$1,355.86
  - E. Income YTD: \$18,787.20
  - F. With regard to dues, 49 homeowners have paid in full, and there have been 2 partial payments. For those who have not yet paid, Lona plans to send out a letter regarding late payment and interest in June.
- VI. Secretary's Report: N/A
- VII. ACC Report:
  - A. No one from ACC was in attendance. Denessa mentioned that Dennis would like to talk

about the attorney's review of the by-laws. It was agreed to wait until Dennis was able to attend.

VIII. Member-at-Large Report: (Debbie)

- A. Debbie discussed the meeting with WES regarding the ongoing project for the open ditch in the greenspace with the basketball court. There are 3 homes within VVVHOA most significantly impacted by this, and one home outside of the HOA has experienced damage due to flooding. The infrastructure belongs to Clackamas county and has not been capable of handling the amount of stormwater that runs through it. WES has now agreed that they are responsible for funding, though they have not said as much in writing. They have proposed two alternative plans and were requesting input from the HOA.
  - 1. Plan A involves turning the ditch into pipe and putting a birdcage outlet on the downstream end for WES to maintain. The cost of this plan is an estimated \$100K. WES is working to secure funding.
  - 2. Plan B involves piping down 108th street, which would require digging up the street and other related challenges. The cost of this plan is an estimated \$1M or more. WES is unlikely to get such funding.
  - 3. Hannah moved to provide feedback to WES that the HOA is interested in Plan A. Debbie clarified that our interest in Plan A also includes that we want to be involved in decisions regarding tree removal and replacement and easement planning for maintenance. Denessa seconded. The motion passed by majority.

IX. Greenway: (Denessa)

- A. Normally nothing new in December/January. Juan did show up in January and did a complete clean-up of the ditch that has been previously discussed. He will mow once in February and then will pick up and start going regularly. The HOA's new contract with him begins in April; we'll be billed monthly rather than per mow.
- B. Dennis has offered to go through and fix the playground.

X. New Business:

- A. Lona announced there is one new neighbor in the HOA.

XI. Events: (Tina)

- A. Annual Picnic (summer)
  - 1. Potluck if we get enough people interested
- B. Potential weekly event to get the community together. Tina would like to start playing pickleball at a regular time every week, and any other community members would be welcome to join.

XII. Meeting adjourned at 8:20pm. Hannah moved to adjourn. Debbie seconded.