



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

June 6, 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, Webmaster Brion Kidder, Greenway Committee Member Erin Geist, ACC Member Dennis Brokaw, ACC Member Doug Lux, ACC Member Samantha Houghton, Member-at-Large Debbie Hollen

Guests: Tina Tan-Zane, Akemi

Absent:

- I. Bill opened the meeting at 7:05pm.
- II. Bill led everyone in conducting introductions/greetings. The Board introduced themselves.
- III. Erin moved to approve the minutes from the May meeting. Doug seconded. The motion passed by majority vote.
- IV. President's Report:
 - A. Bill proposed moving the July meeting a week later due to the 4th of July holiday. Members agreed as it was the usual course of operation.
 - B. Bill recapped the previous meeting, and members discussed
 - C. Newsletter contents to include August meeting, summer picnic, committee updates.
 - D. Annual meeting August 1st in Greenspace 1 at 7:00pm.
 - E. Summer neighborhood gathering September 9th, 1:00-4:00pm. Bill proposed a budget of \$500. Lona put together a budget for the year, including \$500 for the picnic.
- V. Member-at-Large Report: Debbie
 - A. WES did send an email re: the wetland delineation, which has begun. Work still not likely to get done until next summer, but this gets the ball rolling on the permitting process.
 - B. Members discussed Kristi's email regarding the downstream neighbor who is pretty upset regarding damage done from extra water in greenspace and is claiming intent to sue. The County has been interacting with him with regard to contributing to landscaping fixes. General consensus is to direct him to Leah Johansson with the County.
 - C. Regarding the WES program, Debbie brought up that we may propose removing one of the trees in the plan this year rather than next to ease some of the impatience for progress on that project.
- VI. Old Business:
 - A. Tina provided a quick update. There were 9 responses on her survey, and she hosted an outdoor movie night. Upcoming plan is to host a board game night and a neighborhood walk.
- VII. Treasurer's Report: Lona
 - A. Checking Account as of 6/6: \$26,864.54
 - B. Reserve fund: \$10,000.00

- C. Long Term Expense: \$5,018.37
 - D. Expenses since 5/2: \$5,955.34
 - E. Expenses YTD: \$12,953.68
 - F. Income since 5/2: \$0.00
 - G. Income YTD: \$25,084.78
 - H. With regard to dues, Lona reported that 62 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 this week.
 - I. Lona reported that budgeted expenses are standing at below amount in checking, so the finances look good so far, considering there are still additional people to pay.
- VIII. Secretary's Report: N/A
- IX. ACC Report: Dennis, Doug, Samantha
- A. ACC Members met last week. There is a concern for the lack of clarity for the next steps on the occasions in which residents ignore the restrictions, as the by-laws currently do not contain remedies.
 - B. Resident appealed ACC decision. Alex and Tong requested shed/detached office space, under 100 sq. ft, 11 ft at highest. ACC initially rejected the proposal. Alex and Tong appealed. Dennis' concerns: first time request for detached building to be habitable so it feels like a slippery slope to having tiny homes in backyards, style was fairly modern and to Dennis did not fit the neighborhood. Doug's concern about height of shed, rainwater, permits - thinks best way to handle would be to consider it a remodel. Bill to send request for further information.
- X. Greenways Report: Erin
- A. Grass getting blown into neighbor's properties and drain. Erin will communicate with Juan regarding potential solutions.
- XI. Old Business:
- A. Lona brought up making a form to present adverse possession with regards to gardens in the greenspace. Hannah moved to table this until the next meeting.
- XII. Erin moved to adjourn. Hannah seconded. The motion passed by a majority vote. The meeting adjourned at 8:33pm.