



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

October 3, 2023 - Vista View Village Annual Board Meeting Minutes

Venue: Zoom

Officers in attendance: President Bill McKee, Treasurer Lona Azar, ACC Member Dennis Brokaw, ACC Member Doug Lux, Member-at-Large Steve Klein, Member-at-Large Debbie Hollen

Absent: Secretary Hannah Moon, Vice President Kristi Meyer, Greenway Committee Member Erin Geist

- I. Bill opened the meeting at 7:03pm.
- II. Debbie moved to approve the minutes from the July meeting. Lona seconded. The motion passed by majority vote.
- III. Bill welcomed everyone to the meeting and confirmed the details of the upcoming Neighborhood Walk Day on October 28th.
- IV. Old Business:
 - A. Bill announced that Akemi is nearly complete with the Newsletter and will send out a draft soon, to include list of board members, walk day, clean up, new members, an Election Day reminder, etc.
- V. New Business
 - A. Members discussed an upcoming neighborhood workday at the drainage area in Greenspace #1 on October 14th. Member volunteer Dennis has requested that no one else mess with the drainage area because he is monitoring it every two days.
 - B. Members discussed letter to non-member Craig Irwin regarding allegations about drainage area maintenance and reviewed a letter and recommended changes to be added to send to Mr. Irwin.
- VI. CC&R/By-Laws Committee Report
 - A. Lona reported that there is still progress being made and that we should see a lot of progress through the end of October.
- VII. Treasurer's Report: Lona
 - A. Lona reported the following:
 1. \$22,572.72 – Main Checking Account Balance
 2. \$10,000 – Statutory Reserve Account
 3. 5,023.40 – Long Term Expense Fund
 4. Paid (\$151.40) in bills since last meeting
 5. \$19,574.30 - YTD Expenses
 6. No additional income since last month
 7. \$27,413.58 - YTD Income
 8. Payment Status: 68 people Paid us in Full, 2 Partial Payments...
- VIII. ACC Report: Dennis, Doug
 - A. Dennis and Doug reported that there have only been a few minor requests. They further noted that, since we are down an additional committee member, they need another member so that there are more than two people reviewing and suggested that

we reach out for an additional volunteer in the newsletter.

- B. Dennis suggested getting dirt to fill in the set of rocks near the playground where there is erosion. He reported that he will look into this and reported back.
 - C. Members discussed squirrel holes in Greenspace #1 between the basketball court and the drainage area. Members agreed to pursue filling these after WES conducts its update work on the drainage system in that area.
- IX. Member-at-Large Report:
- A. Debbie and Steve had nothing new to report.
- X. Greenspace Report:
- A. Nothing to report due to Erin's absence.
- XI. Additional Old Business
- A. Lona reported regarding the doorknob on the shed and that she will replace the lock to the shed with a numeric code lock.
- XII. Additional New Business
- A. Lona suggested acquiring additional insurance for the board to be safe in case the matter with Mr. Irwin escalates. Lona will contact an insurance agent to get specifics on the appropriate policy.
- XIII. Debbie moved to adjourn. Bill seconded. The motion passed by a majority vote. The meeting adjourned at 7:50pm.