



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

January 9, 2024 - Vista View Village Annual Board Meeting Minutes

Venue: Zoom

Officers in attendance: President Bill McKee, Vice President Kristi Meyer, Treasurer Lona Azar, Secretary Hannah Moon, ACC Member Doug Lux, ACC Member Dennis Brokaw, Greenway Committee Member Erin Geist, Greenway Committee Member Dennis Gale, Member-at-Large Steve Klein, Member-at-Large Debbie Hollen

Additional: Tina Tan-Zane

Absent:

- I. Bill opened the meeting at 7:02pm.
- II. Bill welcomed everyone into 2024.
- III. Bill suggested revising ACC to ARC as per previous discussions. Kristi moved to approve the minutes from the November meeting. Lona seconded. The motion passed by majority vote.
- IV. New Business
  - A. Members discussed whether we should maintain just a basic Zoom membership or spend \$159/year to have unlimited Zoom times. Hannah moved to pay for a Pro Zoom membership. Kristi seconded. The motion passed by a majority vote.
  - B. Welcome Wagon - Members discussed how we want to welcome new community members.
    1. Items in the Google Drive
    2. Bill designated Kristi to be in charge of welcoming new members.
- V. Old Business
  - A. Members discussed Craig Irwin's rejection of the terms of our offer and agreed to inform him that is how we are leaving the situation.
  - B. Special meeting for CC&R review rescheduled to 2/1/2024.
- VI. VP Report
  - A. Kristi had nothing to report.
- VII. Treasurer's Report: Lona
  - A. Lona followed up on Officers and Directors Insurance and is working with the insurance company to get the policy.
  - B. Lona reported the following:
    1. As of 12/31/23:
      - a) \$17,964.98 – Main Checking Account Balance
      - b) \$10,000 – Statutory Reserve Account
      - c) \$5,032.00 – Long Term Expense Fund
      - d) \$25,261.88 - YTD Expenses
      - e) \$28,473.58 - YTD Income
      - f) Payment Status: By the end of the year, for 2023, 70 people Paid us in

Full, 2 Partial Payments

2. As of 1/9/24:
  - a) \$17,419.73 – Main Checking Account Balance
  - b) \$10,000 – Statutory Reserve Account
  - c) \$10,027.20 – Long Term Expense Fund
  - d) \$5,000.00 - YTD Expenses
  - e) \$5,878.90 - YTD Income
  - f) Payment Status: 13 paid in full, 1 partial payment

VIII. ARC Report: Doug and Dennis

- A. Members discussed a recent request from a resident to move their mailbox. Dennis will be responsible for conducting research to determine what needs to be done if approved at the county and USPS level. Doug will correspond with the homeowner to ensure homeowner approval.

IX. Member-at-Large Report:

- A. Debbie reported that WES had contacted her stating that they should have a 60% design ready soon for our review. WES requested we provide them a couple dates/times we would be available to discuss. Members agreed to offer 1/30 or 2/6 and request the plans ahead of time.
- B. Steve reported that there was a car thief in the neighborhood this month and noted that members should be aware. Steve said that he hadn't seen the mail thief recently. Relatedly, Dennis Brokaw found a sack of opened mail at the bus shelter and reported it to the non-emergency line. Other members also mentioned that they had neighbors who had mail stolen.

X. Greenspace Report:

- A. Erin will be connecting with Dennis Gale and coordinating moving forward.

XI. Newsletter

- A. Members discussed adding a business referral section to the newsletter.

XII. Bill announced that the next meeting will be February 6th. Hannah moved to adjourn. Erin seconded. The motion passed by a majority vote. The meeting adjourned at 7:54 pm.