



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

April 2, 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, Member-at-Large Steve Klein, Greenway Committee Member Erin Geist, Member-at-Large Debbie Hollen

Additional: Tina Tan-Zane

Absent: Greenway Committee Member Dennis Gale,

- I. Bill opened the meeting at 7:02pm.
- II. Bill welcomed everyone.
- III. Lona moved to approve the minutes from the March meeting. Erin seconded. The motion passed by majority vote.
- IV. Newsletter
  - A. Bill asked everyone if they have had a chance to review the April newsletter. There were no substantial changes, so it will be printed this week.
- V. Vice President's Report
  - A. Kristi had nothing new to report.
- VI. Treasurer's Report: Lona
  - A. Lona reported the following:
    1. As of 4/2/24:
      - a) \$31,925.01 – Main Checking Account Balance
      - b) \$10,000 – Statutory Reserve Account
      - c) \$10,032.12 – Long Term Expense Fund
      - d) \$242.36 - Monthly Expenses
      - e) \$360.00 - Monthly Income
      - f) \$10,979.63 - YTD Expenses
      - g) \$24,968.50 - YTD Income
      - h) Payment Status: 65 paid in full, 2 partial payments
    2. We are now contracted and bonded for the Officers and Directors Insurance, added to our State Farm coverage, with a cost of roughly \$300/year.
- VII. ARC Report: Doug and Dennis
  - A. Dennis reported that they had one request for a tree removal, but there were no other pertinent requests. Doug mentioned that the change of the name of the committee to the Architectural Review Committee should be reflected on the website and on the forms. Hannah will look into fixing the web pages and forms to ensure it is the same throughout.
- VIII. Member-at-Large Report: Debbie and Steve
  - A. Debbie sent out an email on 4/1 with the responses from WES to our questions and

input. Debbie reported that they appeared to have responded to all of our questions and concerns.

- B. Dennis will be taking photos of the greenspace before the project begins, including of the curb, to document current status.

IX. Greenspace Committee Report: Erin

- A. Erin reported that there is nothing new to report, except that there is still difficulty in contacting the landscapers to ensure that the contract is being fulfilled.
- B. Dennis noted that there are some non-residents coming in to use our playground and occasionally going into his yard as a result. Members discussed whether better signage or fencing would improve this situation.
- C. Hannah mentioned that she had excess wood chips and river rock from a front yard project if they could be useful in the greenspaces or for members. Debbie suggested using the river rock to fill holes in the greenspace, to which Hannah agreed.
- D. Dennis and Erin are going to get some prices on bark chips for the playground to investigate what it would cost to refill.
- E. Members discussed the age of the playground and the potential for improving it.

- X. Bill announced that the next meeting will be May 7th. Kristi moved to adjourn. Steve seconded. The motion passed by a majority vote. The meeting adjourned at 8:13 pm.