



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

June 2, 2026 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom. Kristi started the meeting at 7:04pm.

Board members in attendance: Kristi Meyer (President), Steve Klein (VP), Brion Kidder (Secretary), Lona Azar (Treasurer), Dennis Brokaw, Doug Lux, & Michael McCaffrey (ARC), Denessa Tompkins (Greenways).

Absent: Rick Torrey (ARC), Erin Geist (Greenways), Debbie Hollen (Member-At-Large), and Adam Weinstein (Newsletter).

Doug motion to approve May meeting minutes, Lona second, motion passed unanimously.

Officer Reports:

1. President no topics to report
2. VP - met Gregg and Wendy renters; no other topics
3. Brion Secretary
 - a. Suggest we create a poll draft to ask the members' opinions what they want to see done with the playground. Denessa asks if there is a tangible way to determine the added value of the playground. Lona advised the greenspaces are the biggest asset compared to the homes around us. Brion to create poll draft for the board to review and advise, then we can send it out to the maillist.
 - b. need to pick a date for the annual meeting so we can get started on a postcard or mailer. Board selected September 15th in the basketball court with Zoom as an alternative if it rains. Brion to draft a postcard for board review.

4. Treasurer
 - a. \$6,809.63 in checking for operations
 - b. \$24,180.42 in high-interest account
 - i. \$10,000.00 in statutory contingency reserve +
 - ii. \$14,180.42 additional reserve for operations
 - c. \$17,326.09 long-term expense fund
 - d. \$3,523.50 expenses in May; year-to-date expenses \$12,816.67
 - e. \$360.00 income; year-to-date income \$26,126.67
 - i. 70 of 75 homeowners' dues paid
5. ACC
 - a. Hoi Tran encroachment remediation is in progress; Dennis to review and advise whether he's back to his property line or not.
 - b. Some applications for decks, approved.
 - c. Doug motion to approve the change expedite fees \$100 for expedited approval fewer than 15 days; \$200 for no change form submitted. Dennis second. Unanimous approval, motion approval.
 - d. Discussion on appearance infractions proposed new notification forms and fines; the draft needs more work so Doug to send out a follow-up proposal for the board to vote offline prior to the next meeting.
 - e. Denny (lot 19) dumpster at the end of his driveway while they remodel their bathrooms. Board consensus is no further action needed from the HOA. Lona to thank him for the heads-up.
6. Greenways
 - a. Denessa asks about spraying the berries along Craig Irwin's fence. And the weeds growing in the drainage rocks above the playground. Taking care of areas not accessible by riding mower will add greatly to our cost. We need to differentiate nice-to-have from need-to-have services. Denessa to chat with Juan about possible alternatives.

Brion motion to adjourn, Lona second, meeting adjourned.

The next meeting is scheduled for July 7th.