



Vista View Village

Homeowners Association

10117 SE Sunnyside Rd, Ste. F538
Clackamas OR 97015

August 4, 2026 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom. Kristi started the meeting at 7:01pm.

Board members in attendance: Kristi Meyer (President), Steve Klein (VP), Brion Kidder (Secretary), Lona Azar (Treasurer), Doug Lux (ARC), Denessa Tompkins (Greenways), and Adam Weinstein (Newsletter).

Guest Helen Nolen, no specific topics just wanted to observe.

Absent: Dennis Brokaw, Michael McCaffrey, & Rick Torrey (ARC), Erin Geist (Greenways), Debbie Hollen (Member-At-Large).

Doug motion to approve June meeting minutes, Denessa second, motion passed unanimously.

Officer Reports:

1. President
 - a. Have not yet written the letter to the homeowner related to the Marks' complaint from last month.
2. VP – no topics
3. ARC
 - a. Revised site visit form with the new logo and fines; Denessa motion to approve site review forms with fines, Steve seconded; Brion Kidder opposed, all others in favor; motion passed 6 to 1. Brion added that Debbie Hollen is also opposed but not present to vote.
 - b. Denessa and Helen want to put a measure on the ballot to lengthen the amount of time you're allowed to park your RV in front for packing/unpacking. No motion was made.
 - c. Regarding the playground, Steve points out that the board has the authority to remove the structure if it poses a safety hazard, which it does. No motion was made; we will bring it up at the annual meeting next month.
 - d. Gary Helzer put a flagpole very close to the curb. Lona confirmed Clackamas County setback requirement is 15" from the property line and Doug measured Gary's at 30 inches.

4. Greenways

- a. Memo from Juan saying he'll continue to mow at the current rates without price increase. No specific timeline for it to end; Denessa will try for a 3-year contract.
- b. A lot of people coming from outside the Association and using the common areas, our basketball court in particular. Sheriff won't come out for a trespassing complaint. No clear solution.

5. Brion Secretary

- a. Zoom annual fee going up \$10, does the board want to explore alternatives? Consensus is no let's stay with Zoom.
- b. Playground plan straw poll--11 respondents want to remove the playground; 5 want to keep it. Bring it up at the annual meeting letting attendees know what the dilemma is. Potentially the board can vote to keep or remove it from a safety point of view. Adam suggests we may opt to propose a special assessment for the cost to replace the playground, and by that majority vote let the members decide what path to take.

6. Treasurer

- a. \$3,696.03 in checking for operations
- b. \$24,390.30 in high-interest account
 - i. \$10,000.00 in statutory contingency reserve +
 - ii. \$14,391.30 additional reserve for operations
- c. \$17,426.13 long-term expense fund
- d. \$3,090.10 expenses in June; paid our HOA insurance, water bill, mowing bill
 - i. YTD expenses \$17,670.77
- e. \$0 income in July; year-to-date income \$26,126.67
 - i. 70 of 75 homeowners' dues paid

7. Newsletter – no topics

Brion motion to adjourn, Denessa seconded, meeting adjourned 7:55pm.

The next meeting is scheduled for September 1st.