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

September 1, 2026 - Vista View Village HOA Board Meeting Minutes
(with addendum 9/15/26 Annual Meeting minutes)

Sept 1, 2026 BOD meeting.
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 & Erin Geist (Greenways).

Absent: Dennis Brokaw, Michael McCaffrey, & Rick Torrey (ARC), Debbie Hollen (Member-At-Large), and Adam Weinstein (Newsletter).

Doug motion to approve August meeting minutes, Lona seconded, motion passed unanimously.

Officer Reports:

1. President – no topics

2. VP – no topics

3. Secretary:
    a. Playground poll results to date:
        i. 6 save up for a new playground
        ii. 12 remove it
        iii. 1 something else -- special assessment
    b. Brion to print ballots and sign-in sheets this week
        i. send me a note if you don't want to be included
    c. Brion to send a push email reminder to the members this weekend
        i. add a note that we will discuss a potential dues increase vote.

4. Treasurer
    a. Lona proposed a budget for CY2027, explains how our expenses outpace our dues intake. Board discussed the options and the possibility of a dues increase.
        i. Brion motion to vote at the annual meeting dues increase from $30 to $40 a month Steve seconded, unanimous approval.
        ii. Follow-up note September 3 – Brion clarified the CCRs Article Four Section 5 requires we send written notice to the members 30 days in advance of a dues increase vote. Since we haven't done that yet, we can't propose the dues increase at the annual meeting. Needs further Board discussion for next steps.

iii. Brion's reminder email to members will include the message "we're going to discuss a dues vote at the annual meeting."

b. Current financial status:
    i. $5,922.53 in checking for operations
    ii. $20,458.61 in high-interest account
        - $10,000.00 in statutory contingency reserve +
        - $10,458.61 additional reserve for operations
    iii. $17,477.19 long-term expense fund
    iv. $1,773.50 expenses in August
        - YTD expenses $19,443.77
    v. $0 income in August; year-to-date income $26,126.67
        - 70 of 75 homeowners' dues paid

5. Greenways
    a. Grass Doctor Juan should have the draft of the contract back to Denessa next week to review, then on to Kristi for signature. The rates are staying the same.
    b. Juan asks we spread the word for kids not to bring rocks into the greenspaces because they damage his blades.
    c. Denessa asks can we get more signs to curb trespassing? Brion says yes they aren't expensive and we did update the logo anyway. No motion at this time.

6. ARC
    a. One homeowner requesting paint.
    b. Dennis, Doug, and Michael did a walkthrough and some notices will go out shortly to homeowners with infractions.

Brion motion to adjourn, Erin seconded, meeting adjourned 7:58pm.

The Annual Meeting is September 15th and the next Board meeting is scheduled for October 7th.

Sept 15, 2026 Annual meeting
Venue: Basketball court in greenway #1

Kristi opened the meeting 6:35pm

Members in attendance:

Lot 2 Bill McKee
Lot 3 Scott & Geri Rickards
Lot 18 Jon Bec
Lot 20 Brion Kidder (Secretary)
Lot 21 Michael McCaffrey & Kim (ARC)
Lot 28 Debbie Hollen (Member-At-Large)
Lot 45 Scott Richardson
Lot 48 Linda Wolchek
Lot 49 Kristi Meyer (President)
Lot 50 Margie Gibler
Lot 53 Steve Klein (VP)
Lot 54 Denessa Tompkins (Greenways)
Lot 64 Erin Geist (Greenways)
Lot 66 Doug and Karen Fuller
Lot 70 Richard and Lona Azar (Treasurer)
Lot 73 Hoi Tran
Lot 74 Helen Nolen

1. President - briefly outlined the agenda and facilitated introductions by all.
2. VP report - have done neighborhood walkarounds, noticed some overgrowth and weeds we will need to address.
3. Secretary - ensured all attendees signed in; collected secret ballots to vote for 2027 officers.
4. Treasurer -
    a. Detailed the 2025, 2026, and 2027 budget line items for context and understanding.
    b. Explained the purpose and intent of the long-term capital expense fund.
    c. Explained the benefits to the Association of holding funds in a higher-interest account at our credit union.
    d. Brion motion to approve 2027 working budget as presented. Erin seconded, motion passed unanimously.
    e. Steve motion to put forth a vote to increase Association dues by $10 a month, from $30/mo to $40/mo ($360/yr to $480/yr). Some discussion on whether it should be $40 or $50 led to consensus $40 is what is needed now. Erin seconded, motion passed unanimously. Brion as secretary to send notice by mail as required, and facilitate online voting with a deadline of November 30th, 2026. Tentative date for postcards to mail out to members first week of October.
5. ARC report - no topics
6. Member-at-Large – no topics

7. Greenways report -
    a. Erin explained the necessary capital improvements to the bus stops, the basketball court concrete, the playground equipment, and so on.
    b. Erin proposed volunteer work parties to address overgrowth and avoid extra expense of hiring someone to do it.
    c. Denessa explained the challenges of negotiating the lawn service renewal contract, that it required give-and-take, and an earnest distinction between must-haves and nice-to-haves. She was pleased to announce that Grass Doctor renewed their contract with fixed pricing for three years (2027-2030) with no price increase from the previous (current) contract.

Meeting adjourned at 7:34pm.