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

October 6, 2026 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom. Kristi started the meeting at 7:07pm.

Board members in attendance: Kristi Meyer (President), Steve Klein (VP), Brion Kidder (Secretary), Lona Azar (Treasurer), Doug Lux & Michael McCaffrey (ARC), Debbie Hollen (Member-At-Large).
Absent: Dennis Brokaw & Rick Torrey (ARC), Denessa Tompkins & Erin Geist (Greenways), and Adam Weinstein (Newsletter).

Doug motion to approve September BOD and Annual meetings minutes, Michael seconded, motion passed unanimously.

Officer Reports:

1. President:
    a. will be out of town on 11/3; Steve to moderate the meeting
    b. no other topics

2. VP – no topics

3. Secretary:
    a. results of the annual meeting officer voting -- all incumbents are in, no new additions
    b. Dues vote postcards mailed yesterday 10/5, should be arriving this week. There is also a note with link to the voting on the Association website landing page.
    c. Lona asked what we are doing about the playground. After some discussion, next step is Brion to report the vote results to the board, then we can add compelling safety reasons and inform members we plan to remove it. (Results sent to BOD October 11).
    d. Brion to miss November meeting, back in December

4. Treasurer
    a. Current financial status:
        i. $5,327.08 in checking for operations
        ii. $20,516.62 in high-interest account, which earned us $107.57 in interest
            - $10,000.00 in statutory contingency reserve +
            - $10,516.62 additional reserve for operations
        iii. $17,526.75 long-term expense fund
            - $1,784.15 expenses in September; YTD expenses $21,227.92
        iv. $1,188.70 income in September; year-to-date income $27,315.37
            - 71 of 75 homeowners' dues paid.

b. The easement on 108th at the edge of the association came up at the annual meeting; it is currently unmaintained. Some discussion of options from concrete to gravel to mulch. Debbie suggested we may be able to sign up for a chip delivery service where arborists drop off the output of their woodchippers. It is likely low- or no-cost but then how would we maintain it? Who will spread the mulch and manage the deliveries? Need to confer with the greenways team, who are not present tonight.
c. Lona learned that the bus shelter at 108th and Azar is no longer a school bus stop. We had suggestions at the annual meeting for alternative uses for the structure, including from Jonathon Bec in lot 18. Brion to ask Jonathon if he will look at what it would take to remove the bench. He might also give us related suggestions and potential costs. (Brion emailed Jonathon October 13, and is awaiting his reply.)

5. ARC
    a. Doug reported that the site review notices resulted in fast corrections.

6. Member-At-Large
    a. Debbie emptied the dog waste bin behind the shed at 108th, noting that in addition to being foul, it was also quite heavy. Dennis Gale is no longer able to help us empty it, and it's a very large ask of a new volunteer. We previously had trash service at both bus stops, but it was costly (roughly $75/month combined). It may be possible to resume pick-up of just the 108th Avenue bin at a lower total cost than before. Debbie to check with Recology on options to have them pick it up when they come through.

7. Greenways: not present

Brion motion to adjourn, Steve seconded, meeting adjourned 7:48pm.

The next Board meeting is scheduled for November 3rd.