

June 27, 2019 Vista View Village (VVV) HOA Board of Directors (BOD) Meeting Minutes

Venue: New Seasons Happy Valley, Back Community Conference Room – in Back of store.

Officers in attendance:

President Steve Klein (SK), VP Denessa Tompkins (DT), Treasurer Lona Azar (LA), and ACC members Doug Lux (DL) and Helen Nolen (HN).

HOA Members in attendance: Kristi Brokah, Jim Nolen

Guests: Leah Johanson from Water Environmental Services.

1. Presentation from Leah Johanson from Water Environmental Services (WES).
Leah presented large maps of Greenspace # 3 where the water runoff erosions are occurring. WES has community budgets to help water runoff issues as it is in their best interests and the communities best interest to keep water flows normal.

Leah presented 3 options complete with topic graphical maps showcasing the proposed changes. NOTE: In any scenario, WES will work with on-site Vista View committee to ensure the project does not disrupt current landscaping.

- a. OPTION 1: \$50,000 – Complete Pipeline under the ground from the above cul-de-sac drain (Where current flow is coming from. The pipe, 12 inches, will continue down to connect to the main drain at the bottom right before Azar Dr.

(This was most appealing to board, but “may” require some HOA funding).

Cons – could plug up and back up at some point, and overflow.

Pros – easy for WES to maintain easier (they could have trucks unclog where needed).

Complete berried the pipe, along with 2 entry points for maintenance that would also be berried. Safer, less proned to water issues above ground.

- b. OPTION 2: \$36,000 – Redo Landscaping to correct flow. Bring in new boulders to compliment the existing ones so that the flow will continue farther down the slope, and guide to the natural drainage area.

(This was 100% paid solution by WES. NOW Vista View funds would be needed. This was met by mixed review from board – discussions were it was better than the current situation, but still could have erosion sometime in the future. Projections it could last 15 to 20 more years, but no guarantees..._

- c. OPTION 3: \$4,000 – This option was dismissed by the board, as it was a Band-Aid to the problem and a more serious solution is needed.

TIMELINES: Leah said timelines for final Bid of Design and docs ready by Fall of 2019. For work begin Summer of 2020. In January of 2020, WES will put it out for bids. She said we still need to resolve the property ownership question.

Board agreed to discuss and make a decision at next board meeting, for Option 1, or option 2. Although the board was heavily leaning towards option 1. Leah will come back with what Vista View village Homeowners Association would need to pay in that scenario.

ALSO NOTE: There is a "River Health Grants" provided through WES (or that WES can use) to take care of our Cat-Tail area in Greenspace # 1 and possibly boulders to cover entry way of the pipe. This was tabled for later discussion.

2. Steve – Attorney Letter (email) on Vista View Village Greenspace Ownership
For Water Runoff work the association needs to do...

The board discussed this and felt the need to continue for the 2 hours suggested by the attorney. The clerk was \$105 per hour and said they could do the rest at around 2 more hours, and HOA suggested 3 hours just in cast.

- a. Motion was made by Steve "to continue on with legal clerk to identify Vista View Village property ownership question for up to 3 hours more."

Helen Nolen 2nd the motion.

Vote was Unanimous. Motion Passes.

- b. Helen Nolen makes Motion "Shall Vista View Village adopt the fee schedule recommended by the attorney and pay the fee involved (which is approximately \$750 one time setup fee). and add their legal wording into Vista View Village's CC&Rs along with a FEE Schedule so that homeowners in violation can be assessed a fee for non compliance"

Denessa Tompkins 2nd the motion.

Vote was Unanimous. Motion Passes.

HOWEVER: We will table this to do AFTER the property question

- c. Discussion about going to the Attorney with additional questions, at the time we setup the FEE schedule. This was tabled to a later date as we want to focus on the property question right now. Steve, Lona, and also Helen showed interest in attending the next meeting.

3. Greenways outcome – Denessa

Denessa met with Juan from the Grass Doctor.

Talked about strange corner triangle lot behind Lona's house.

Property lines were blurry so Denessa will try to get clarity and show The Grass Doctor.

- a. Bids request is out, still have not heard back from Grass Doctor.
Bid includes: 108th and Azar. Flower bed bids. And Bus shelter next to bus shelter – trees.
- b. Berry Bush will be trimmed.
- c. Request to have any one doing sticker bush removal to do so AFTER berry season. Fall...
Denessa agreed and will relay.
- d. Denessa suggested we need additional mowing's, especially in Greenspace #1, during peak growth times. Months of May, June, and September: Extra mowing.
- e. Denessa Moves to" have 3 additional mowing's per year as described above, during high peak grass growth, Months of May, June, and September, at Grass Doctor's current rate of \$550 per mowing. (NOTE: Only 1 extra mowing would apply for 2019 – in September).
Helen Nolen 1st Lona Azar 2^{nds} the motion.
Vote was Unanimous. Motion Passes.

- f. Tree service was discussed and Grass Doctor's one time fee of \$1,200 per year to do all tree trimming. (Last year they were \$1,500 but that also included river rock and weed blocker by an area next to Azar and 108th).

Board tabled this and wanting to get Bids from the other place recommended in last meeting.

- g. Apple Tree was discussed. Pruning, but neighbor Wendy also wanted the fruit from the tree this year. Everyone said this could be pruned in the fall with the others. Wendy had requested if we could spray with organic *non toxic, insect spray so they could enjoy the produce from the tree.

No decision was made regard to this.

4. Doug Lux – ACC Update

Doug had a color chart of accepted house colors to help neighborhood.

- a. Sent out a Visa View Village – Exterior Main House Colors
This is a guide to give more clarity on what is approved, and what may need more evaluation due to a variation.
No motion needed. This will simply be added to the ACC Guidelines.
- b. Steve will get this on the website so people can review.
- c. Doug also reviewed with the board the Site Review Courtesy Notification.

5. Newsletter – discussion.

The question came if Vista View Village can start to allow Vista View Village members ONLY to list a business they are associated with. This could maybe branch out to other businesses in the future and possibly be paid.

This was brought up because of Steve's suggestion about Lona's real estate advertisement.

All agreed and for now there will be no charge. But board must approve first.

- a. MOTION made by Steve Klein: "To allow Vista View Village Homeowners Association allow advertisements for businesses that the members of the association either own, or work at, with Board Approval first."
Motion 2nd by Helen Nolen.
Vote was Unanimous. Motion Passes.

- 6. No report of HOA Picnic, although Denessa said Wendy would not be able to help as she is very busy with other things right now.

7. Next meeting –

- a. July 25th, 7-9pm
New Seasons – Back Community Conference Room

Meeting Adjourned at 9pm.