

September 26, 2019 Vista View Village Annual HOA Meeting Minutes

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

Officers in attendance:

President Steve Klein (SK), Treasurer Lona Azar (LA), ACC members Doug Lux (DL) and Helen Nolen (HN), and Secretary Brion Kidder (BK).

Officers absent:

VP Denessa Tompkins, Dennis Brokaw

Homeowners in attendance (lot#):

Earle Culbertson (8)

Richard Azar (70)

Ed Habre (42)

Tabitha Klein (53)

Brian Haslanger (3)

Ted & Linda Wolcheck (48)

Julia Lux (57)

Debbie Hollen (28)

Tom Franz (37)

Margie Gibler (50)

Akemi McKee (2)

1. President SK opened the meeting at 7pm.
2. SK welcome to homeowners, agenda overview.
3. SK motion to approve July 25, 2019 meeting minutes. BK seconds, all in favor no abstains, motion passes unanimously.
4. In Denessa's absence, SK explained the broken willow tree hazard issue. The problem is tabled until Denessa can get all the arborist bids.
5. Architectural Control Committee (ACC) report
 - a. DL introduced the CLARK & KENSINGTON color palette for use as a guideline for home exterior paint colors (see file Vista View Village - Exterior House Color Guide.pdf in the board meeting minutes folder). The colors are intended to be a guide, and variations on tone will be considered by the ACC.
 - i. Akemi M. comment it's dull and boring; can't we get something more vibrant? Some blues or stronger greens?
 - ii. Homeowners questioned is it a guideline or a restriction? ACC confirmed it's a guideline.
 - iii. ACC comment it's a good start as a modest palette and leaves the possibility to go slightly bolder.
 - iv. Brian H. commented he wants to be able to paint his house whatever color he chooses. ACC rebuttal is we should really adhere to the spirit of the CC&Rs unless we're willing to amend them.
 - v. ACC offered if a homeowner wants to offer swatches of blues and greens they can talk about it.

- vi. Consensus from the homeowners present that it's a starting point and there is room for appeal to the ACC, escalating to the Board if necessary.
 - b. ACC reports that homeowners are generally submitting change requests before starting projects.
 - c. Discussion on the ACC letters that went out to non-compliant lots. Most were successful, only a few need follow-up.
 - i. Brian H. asked why two letters, one stamped and one certified? Lona answered CC&Rs require it.
- 6. Treasurer report and overview of budget line items.
 - a. Explained the greenspace title problem that necessitated the attorney fee to correct.
- 7. Secretary report
 - a. Open action item to redo the map but remove personal information such as names and telephone numbers. These will be on the directory in the log-in required section of the website.
 - b. Open action item to update the HOA directory.
- 8. SK on Clackamas WES rainwater runoff abatement. Explained to homeowners the three options, and that the board voted for the underground pipe option over the on-ground runoff channel.
 - a. Debbie H. mentioned that she has professional experience this subject and that studies show underground pipe solutions fail and that overground channels succeed. Two other homeowners suggested the overground option as well.
 - b. SK recommended a community meeting with WES to discuss. Dennis to ask if WES contact Leah Joahnsen can attend a special session, tbd.
- 9. SK motion to table the options decision until the special session with WES. HN second, all in favor no abstains, motion passes unanimously.
- 10. Board elections
 - a. SK announced his resignation as President at the end of his term December 31, 2019.
 - b. All other board members to continue in their roles.
 - c. No nominations for President.
 - d. Debbie Hollen volunteered to join the board as Member-At-Large, a position where she could give the board valuable added perspective to discussions and decisions. The board to discuss and vote at the upcoming special session.
- 11. New business
 - a. Much discussion on the merits of the ACC correction letters. Homeowners generally support their goal of maintaining a standard of appearance and the desirability of the neighborhood.
 - b. Valley View Terrace is sliding. The HOA doesn't have control over the public roadway so homeowners in lots along VV Terrace (1-5 and 67 & 68) should voice their complaints to Clackamas County. However the HOA board could also complain to the county to support those homeowners.
 - c. Homeowners asked if we can add the scheduled board meeting dates (and agenda topics if possible) to the website. Homeowners interested to attend won't know when and where otherwise. Acting webmaster SK to add events to the website calendar as soon as the meeting dates are set.
- 12. SK adjourned the meeting at 9:03pm