

November 14, 2019 Vista View Village Board Meeting Minutes

Venue: *Brion Kidder's house, 10859 SE Azar (lot 20)*

Officers in attendance:

President Steve Klein (SK), Vice President Denessa Tompkins (DT), Treasurer Lona Azar (LA), ACC members Dennis Brokaw (DB), Doug Lux (DL), and Helen Nolen (HN), Member-at-Large Debbie Hollen (DH), and Secretary Brion Kidder (BK).

1. President SK opened the meeting at 7:05pm.
2. President report (SK)
 - a. Attorney helping with the greenway title transfer said it should record tomorrow 11/15. Either Steve or Helen to give a courtesy call to let Leah Johanson at Clackamas WES know
 - b. During the title transfer process, one homeowner couple received an unexpected letter from our attorney because they are related to the original developers. There was much discussion what could have been done to prevent this uncomfortable event from happening. In the end, we agreed that we aren't familiar enough with the process to know that it might have happened. We believe the homeowner members affected have accepted our sincere apologies that we didn't intend it to happen, and that they understand and support our goal of getting the title corrected in order to get Clackamas WES to start on the water run-off abatement problem.
3. Vice President reporting on Greenways (DT)
 - a. Seeking three bids to renew the greenway maintenance contract, which expires with Grass Doctor at year-end. BK to assist her to create a template of expectations so all three can provide similar bids.
 - b. To have flexibility in managing the expense, the template will have a base services amount, and optional additional services that we can add on if finances allow and the value is worth the extra expense.
 - c. One aspect to include in the new bid template is cleaning the tops of the storm drains in front of greenways and not already maintained by a homeowner.
 - d. DT to connect with BK and walk the neighborhood to build the template.
4. Member-At-Large areas of concern (DH)
 - a. Need to get the minutes on the website accessible to homeowners.
 - b. Need to post firm dates of future board meetings on the website so interested homeowners can plan and attend.
 - c. BK to send minutes and dates to SK to upload to the website.
5. Architectural Control Committee report (HN, DB, DL)
 - a. Helen – the sinkhole problem still has not been addressed and it is getting bigger. Dennis to bring a load of soil in his truck and fill it in. He may need to recruit helpers, tbd.
 - b. The fence at lot 43 is unattractive because they are using re-claimed fence planks mixed with new ones, so they are different colorations. Homeowner did not submit a change request form before beginning construction. Doug and Dennis to go talk to him about the importance of the change request and the risk of having to take the fence down and do it again.

- c. Much discussion about homeowners having and AirBnB, renting out rooms with separate entrances, and renting out rooms to housemates. What is acceptable and what is running a business, which is against the CCRs? Steve says Clackamas County is considering some changes to the municipal code on this subject. We to watch which way they go, and in the meantime apply the standard of a business to the question—renting a room to a friend to help the bills is different than advertising on a site or app to rent to strangers as an income stream. The former doesn't require a business license, but the latter should. Tabled pending the county's direction.
 - d. Homeowners at lot 67 are building a fence but did not submit a change request. Helen and Doug to talk to them about the importance of the change request and the risk of having to take the fence down and do it again.
 - e. Discussion whether there should be a standard for the mailboxes. No motion made, but there was consensus that a *change* of mailbox does need ACC change approval beforehand.
6. Treasurer report (LA)
- a. Attorney fees for the title correction above are currently around \$4,000. We budgeted \$5,000 and are nearly done, so we should stay under budget.
 - b. President Steve Klein will need to return the HOA debit card when he steps down from the position at year-end; incoming President will take it when he or she gets on the HOA bank account signature card.
7. Secretary report (BK)
- a. Reviewed the minutes from the 9/26 annual meeting and the subsequent 10/23 special session. HN motion to approve, DT seconded. All in favor except Steve Klein who abstained; motion passed.
 - b. Proposed future meetings on the first Tuesday of every month, at least for the next three months. Group agreement for the next three meetings to be 12/3/2019, 1/7/2020, and 2/4/2020 so SK can put them on the website calendar. 7pm at Brion Kidder's house.
 - c. Next newsletter target in February. Secretary submit draft by first of February.
 - i. Include a blank ACC change form
 - ii. Include a link to the color palette pdf
 - iii. Include mention of mailboxes needing ACC approval before changing

NEW BUSINESS

- 8. Helen Nolen motion to nominate Brion Kidder as incoming president for the 2020 term. Denessa Tompkins seconded. All in favor, no abstentions, no nays; motion passed.
- 9. Doug Lux motion to adjourn the meeting at 2030. Helen Nolen seconded. All in favor and motion passed.