

December 3, 2019 Vista View Village Board Meeting Minutes

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

Officers in attendance:

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).

Guest attendee: Erin Geist

1. Vice President DT opened the meeting at 7:02pm.
2. HN motion to approve November meeting minutes. DH second, no discussion, all in favor motion passed.
3. Open action from November for either SK or HN to give Leah Johanson at Clackamas WES an update whether the greenway title transfer was completed or not.
 - a. HN to connect with Leah and confirm with BK (12/23/2019 update this action is complete).
4. DT and BK looked over the greenways to prepare a template for maintenance bids.
 - a. BK to take photos of the various areas that need to be maintained. Target complete is 12/8 (12/23/2019 update this action is not complete).
5. DB has soil in his truck to fill the sinkhole; target complete 12/4 (12/23/2019 update this action is complete).
6. DL and DT talked to the homeowners at lot 43 about their fence and gave them an ACC change form to complete. Homeowner called HN and says plans to paint the fence to match the house. (12/23/2019 update this action is complete).
7. DL and DT talked to the homeowners at lot 67 about their fence. Their ACC change form is now approved and the fence looks satisfactory.
8. BK to assist incoming secretary and advise how to access archived newsletters, minutes, and other HOA files.
9. Vice President report (DT) no topics.
10. Treasurer report (LA)
 - a. Attorney fees for the title correction above are paid and we are still under budget.
 - b. Grass Doctor maintenance paid.
11. Secretary report (BK)
 - a. Directory is updated and on the website. Suggested giving homeowners the option to withhold their email address and/or telephone number if they don't want it displayed. No motion was made.
12. ACC members no additional topics
13. Member-At-Large DH suggests that because M-A-L is an ad hoc position, we need to clarify and confirm in the CC&Rs whether she has voting rights or not.
 - a. BK action to read through the CC&Rs to confirm.

NEW BUSINESS

14. HN motion for BK to move the HOA domain to a new server and update the website. DT second.

Discussion:

- a. Can create an HOA mail list to which homeowners can easily subscribe and unsubscribe to receive HOA-related bulletins and messages? Yes, and it will be *homeowners@vistavillagelife.org*.
- b. Can each HOA member property have a unique username and password instead of a common one like we use now? Yes, usernames will be the member's street address, such as 12345Azar, 12345ValleyView, 12345Knee, or 12345108th; members will be assigned a temporary password which they will change to their own, one the HOA cannot see (HOA can reset the password easily).
- c. All in favor, motion passed.

15. DT motion to vote in Erin Geist as the HOA secretary. DH second.

Discussion:

- a. BK asked Erin if she does want to volunteer as Secretary and can she commit to the full 2020 calendar year term; Erin said yes to both.
- b. All in favor, motion passed.
- c. BK to connect with Erin before the January 7, 2020 board meeting.

16. HN motion to adjourn the meeting, DT second. No discussion, all in favor and motion passed.

- a. Meeting adjourned at 8:09pm.