

January 7, 2020 Vista View Village Board Meeting Minutes

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

Officers in attendance:

President Brion Kidder (BK), Treasurer Lona Azar (LA), ACC members Dennis Brokaw (DB), Doug Lux (DL), and Helen Nolen (HN), Member-at-Large Debbie Hollen (DH), and Secretary Erin Geist (EG).

Absent: Vice President Danessa Tompkins (DT)

1. President BK opened the meeting at 7:00pm.
2. DL motion to approve December meeting minutes. LA second, no discussion, all in favor motion passed.
3. Open action from December
4. Leah Johanson at Clackamas WES will attend February 4th Board Meeting at BK's house; all homeowners are welcome to attend. This will be an informational meeting only to discuss timeline for project.
5. DT and BK looked over the greenways to prepare a template for maintenance bids (01/07/2020 update, this action is not complete).
 - a. BK to take photos of the various areas that need to be maintained. (01/07/2020 update this action is complete).
6. 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.
7. BK to assist incoming secretary and advise how to access archived newsletters, minutes, and other HOA files (01/04/2020 update this action is complete).
 - a. President's report and action item status
 - a. BK will sign bank signature cards 1/17 with SK
 - b. BK needs 3-digit EEP auth code from SK to migrate HOA website domain (01/14/2020 update BK has EPP code, website migration in progress).
 - c. BK reviewed CCRs & ByLaws files in our library (all are exactly the same).
 - i. EG to update library with updated Deed (01/16/2020 update, this action is complete).
 1. HN to email PDF copy to EG to be included in archives (01/07/2020 update, this action is complete)
 - ii. ByLaws Article 4.2 and Article 8.3 seem to disagree about officer term. Discuss.
 1. 4.2-BOD positions are 3 yr positions, elected at the annual meeting
 2. 8.3 officers are appointed by the BOD, not all BOD must be officers
 - iii. ByLaws Article 7(D): declare Rick Torrey vacant for not attending BOD meetings
 1. BK moved to strike RT from BOD.
 - a. Discussion: having RT as a 4th member of the ACC is helpful to ensure required 2 signatures on AOC are done timely (i.e. if ACC members are out-of-town).
 - i. BK amended motion to strike RT from BOD, but he will remain a member of the ACC. DL second, all in favor, motion passed.

- iv. ByLaws Article 8.1 and 8.4 confirm Member-at-Large is a recognized officer of the BOD
- 8. Vice President report (DT) no topics.
- 9. ACC Report
 - a. 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.
 - i. (01/07/2020 update, paint color on fence does not match house color as communicated to ACC, will follow up with Homeowner via letter from ACC)
 - b. DL letters were sent to some homeowners in Spring 2019 regarding Article 5, section 1j; proper storage of garbage cans. Some homeowners are still non-compliant.
 - i. ACC to email BK with a list of homeowners so he can follow-up with a home visit. DH to assist if needed.
 - c. DB discussed article 5-A, section 1e. What is the role of the ACC and how is it defined? LA motion to fill in the definition of the ACC as it exists today; change by-laws if necessary. No second, will discuss again at a future meeting.
- 10. Secretary report (BK)
 - a. Newsletter draft will be completed by end of January
 - i. LA asked about having homeowner's business listed in newsletter as we have done in the past.
Discussion:
 - 1. Should businesses (from our HOA members) be allowed to advertise in the newsletter without paying a fee? DH motioned to decline advertising in newsletter unless the HOA receives compensation. HN 2nd, 2 in favor, 5 nays. DH withdrew motion.
 - 2. LA motion to ask homeowners if they are interested in having a business directory for the neighborhood. DH second, all in favor, motion passed.
- 11. Treasurer report (LA)
 - a. 2020 billing went out, 11 responses as of 01/07/2020.
 - i. 2019 68/75 were paid
 - b. Attorney fees are still under budget, after title correction.
- 12. Member-At-Large report (DH) no topics.

NEW BUSINESS

- 13. Confirmed next meeting dates: Tuesday 2/4
3/3, 4/7, 5/5.
- 14. DB motion to adjourn the meeting, BK second. No discussion, all in favor and motion passed.
 - a. Meeting adjourned at 8:05pm.