

## May 5th, 2020 Vista View Village Board Meeting Minutes

Venue: Conference Call

### Officers in attendance:

President Brion Kidder , Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC members Dennis Brokaw, Doug Lux, and Helen Nolen, Member-at-Large Debbie Hollen.

1. Brion opened the meeting at 7:01pm.
2. Erin presented April minutes and asked for discussion.
  - a. Brion: amend precedent of using initials in minutes; it is hard to follow who said what. Debbie 2<sup>nd</sup> this. (05/08/2020 update, this action is complete).
  - b. Debbie: page 3 & 4 numbers need to be changed (05/08/2020 update, this action is complete); page 3, item 7a should be Helen not Debbie (05/08/2020 update, this action is complete); page 3, item 5bi business directory will not be included at this time as there has not been enough interest (05/08/2020 update, this action is complete).
  - c. Erin motion to approve April Minutes with changes. Debbie 2<sup>nd</sup>, all in favor, motion passed.
3. President's report (Brion)
  - a. Annual meeting date needs to be set and a venue reserved soon. BK proposes August 4<sup>th</sup>, all in agreement. Will look into New Seasons (Debbie) and Happy Valley Library (Brion) as potential venue locations (05/05/2020 update, venues are not currently booking any dates due to COVID-19, follow-up needed as emergency declaration changes).
  - b. Brion to call Sunset Garbage to inquire about 2 green trash bins to replace yard waste bin at greenway #3. (05/06/2020 update, this action is complete).
    - i. A 2<sup>nd</sup> green garbage can will be placed at greenway #1 behind brick wall next to bus stop. Cost is \$30/month for 2 bins instead of \$15. Can revisit if determined there is no need.
  - c. Brion will create a knowledge management page "how to" for website maintenance and management. (05/06/2020 update, this action has been completed).
    - i. 3 "how-to" documents have been added to the HOA Google drive.
      1. How to Access the Joomla Content Management Platform on website (05/06/2020 update, this action is completed).
      2. How to update Joomla (05/06/2020 update, this action is completed).
      3. How to access the domain host.
4. Vice President report (Denessa)
  - a. Blackberry removal at Greenway #1 was completed; Brion heard from homeowners next door who was extra happy to have them removed.
  - b. See New Business below regarding Greenways bench proposal and discussion.
5. Secretary report (Erin)-no new business.
  - a. Greenway #3 abatement project:
    - i. Erin/Brion to add plans and project information to website. Erin to create PDF of project for Brion to add to website (05/24/2020 update, PDF added to Google drive).
  - b. Newsletter-send out next edition in early June. Include annual meeting information, copy of CC&Rs, as well as 2020 Census information.
6. Treasurer report (Lona)
  - a. \$33,858.86 in HOA bank account.

- i. This includes a contingency fund for Greenway #3 project if the county determined it would not cover the cost. Funds can now be used for additional deferred maintenance.
  - b. 70/75 homeowners have paid as of this meeting.
  - c. 2019 HOA taxes have been filed.
  - d. Helen asked if the lawyer fees from Greenway #3 have been paid in full, yes they have.
- 7. ACC Report-(Doug, Helen and Dennis)
  - a. Follow-up with lot 43 now that the weather is warmer, the fence needs to be painted.
- 8. Member-At-Large report (Debbie) no new business.
- 9. New Business:
  - a. Bench proposal for Greenway #1 (new) and Greenway #3 (replace/fix). Discussion:
    - i. Denessa provided information on a plastic coated metal bench, 8ft in length cemented into the ground via self installation. This is the same option used by many city parks.
      - 1. Debbie proposed a recycled option that is also backless, with slatted seating.
        - a. Denessa: concerned that this could be more easily defaced as we have had problems with graffiti in the past. How is it/can it be cleaned?
          - i. Lona: Graffiti removal from bus stop cost HOA \$1100.
          - ii. Debbie would like the opportunity to investigate cleaning/care options for recycled material for Greenway #1 benches as well as replacement options for picnic table/bench at Greenway #3.
        - 2. Lona: What is the warranty on these products?
          - a. Brion looked up the warranty information on the website: 50 years guaranteed against breakage on recycled material product.
        - 3. Color of bench should blend into the greenway. Black may also conduct heat. Agreement that a green color would be best.
      - ii. Brion proposes backless benches next to and facing the basketball court. This would replace the existing bench that has been consumed by the ground.
      - iii. Denessa: having a backed bench near 108<sup>th</sup> (but away from the street) under the trees with a view of Mt. Talbot would be nice as well. Brion agreed.
        - 1. Helen voiced concern that a backed bench may encourage unwanted sleeping.
      - iv. Brion made motion to purchase 2 benches (1 backless at basketball court, 1 backed near 108<sup>th</sup>). Model to be determined about more research to be provided by Debbie via email (05/12/2020 update, this action is complete).
        - 1. Denessa 2<sup>nd</sup> motion, all in favor, motion passed.
          - a. Send vote on material choice via email to Secretary (05/24/2020 update, 6 votes have been recorded, 2 have not been submitted).
    - b. Denessa: asked about the condition of the play structure. Dennis and Erin indicated there are no known concerns at this time.
      - i. Lona: it may be time for another treatment as it has been a few years since the last one.

1. Erin: will look at previous meeting minutes to determine what the company is and how we contact them to revisit (05/24/2020 update, there are no minutes on Google drive that mention this project, checking other avenues of information).
  - c. Doggie waste station at Greenway #1. Discussion:
    - i. Concern that providing bags with the waste station may encourage use of the greenway by non-HOA neighbors.
    - ii. Erin: dog poo is also left at Greenway #3 near road.
    - iii. Debbie: responsible dog owners don't need to have access to a bag.
    - iv. Denessa: nix this idea, Debbie agreed.
      1. Get efficient signage for "HOA only" and don't get a waste station.
      2. Brion: Table this idea for signage.
  - d. Should dogs be on leash while in the Greenways? Discussion:
    - i. Brion: CC&R are vague on this "animals...which are reasonably controlled so as not to be a nuisance" (Article 5, Section 1f).
    - ii. Denessa: Who will use the greenways if not dog owners? Having an area for dogs to run off leash (Greenway #1) has brought neighbors together who may not have otherwise.
    - iii. Erin: If it is allowed on one Greenway, how do we not allow it on the others (Greenway #3 at the playground)?
    - iv. Lona: Poses potential liability for the HOA. If allowed and something happened the dog owner would be responsible, but the HOA could also be liable.
    - v. Debbie: Can we fence off an area for dogs only? Likes the neighborly aspect.
    - vi. Helen: Designate an area for dogs, no other people.
      1. Denessa and Debbie agree.
    - vii. Lona: How many of the 75 houses in the HOA have dogs?
    - viii. Dennis: Dogs were previously not allowed in the Greenways, this was relaxed when the new signage when up, to allow dogs on leashes.
    - ix. Debbie: Interprets the language on the sign differently, leashes are optional. If language is changed to require leashes, will no longer use the Greenways.
    - x. Debbie: moves to leave sign language as is for leashes and add language for HOA members only. Doug seconds, motion passed.
      1. Brion will make a sign mock up and send it out.
        - a. Lona: suggested "Be a good neighbor and clean up after your pet."
        - b. Denessa: Do we need a second sign for the greenway?
    - xi. Denessa: How do we politely ask for address to determine if someone using the Greenway lives in the HOA?
      1. Dennis: Ask politely "Where do you live?"
  - e. Brion: A neighbor on Valley View emailed to ask about a clump of trees in Greenway #3 that appear to be dying? Wants to know if they can be removed? Replanted?
    - i. Brion will take pictures of the trees so we can determine if they need to be removed. Helen offered to help with this.
10. Helen motion to adjourn the meeting, Denessa second. No discussion, all in favor motion passed.
    - a. Meeting adjourned at 8:15pm.