

June 2nd, 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, and special guest, Homeowner Sarah Bates.

1. Brion opened the meeting at 7:01pm.
2. Erin presented May minutes and asked for discussion.
 - a. Brion motion to approve May Minutes with changes. Helen 2nd, all in favor, motion passed.
 - i. Minutes were amended (06/02/2020 update, this action is complete).
3. President's report (Brion)
 - a. A neighbor on Valley View emailed to ask about a clump of trees in Greenway #3 that appear to be dying. She wants to know if they can be removed and/or replanted?
 - i. Homeowner sent pictures of the trees in question; Helen also sent the Board pictures of the trees.
 1. Brion to send pictures of trees in Greenway #3 from Sarah to Board (completed 06/02/2020)
 2. Hard to tell from the pictures what the best course of action for said trees should be.
 3. Denessa suggested we should have an arborist come and assess all of the trees in all of the green spaces for health and safety. All agreed.
 - i. Debbie to contact local arborists and schedule estimates for assessment of tree health in all of the greenways
 1. Include stump removal, debris haul away, bark chips for playground(?), etc
 2. Submit estimates to Board for review
 - ii. Can we use the chips from tree removals as temporary filler for the playground?
 - ii. Homeowner offered to replant (if trees must be removed) and care for new trees for 2 years.
4. Vice President report (Denessa)
 - a. Follow-up with Juan (Grass Doctor) via text about the weeds that were still growing in the playground area. These should be removed every visit per 2020 contract.
 - b. Following up on benches for Greenway #1
 - i. Erin: we are missing 2 votes on type of bench, will send out final count as soon as they are received (update 06/16/2020, this item is complete).
 - ii. Denessa will order benches once all votes have been received and talk to Lona about the best way to pay for them.
 - iii. What about the benches and table at Greenway #3?
 1. Doug will research material to resurface these benches and table.
 2. Play structure revival may be needed as well. Erin to find information on playground structure company, does it need to be resurfaced again and how much would it cost?

- c. The new trash can at Greenway #1 has been added, and people are using it.
 - i. Why are the members of the Architectural Control Committee not listed under “Board Members” on the HOA website and are the April and May minutes going to be added to the website too? Brion will fix this.
- 5. Secretary report (Erin)-no new business.
 - a. June Newsletter-topics: annual meeting information, greenway #3 water abatement update, CPO meeting and information, overview of meeting minutes, updates in greenways (benches, playground, landscaping, etc), high level overview of last annual meeting.
 - b. Complete June Newsletter draft and send to Board (completed 06/22/2020)
 - c. Get newsletters printed and mailed once draft is approved by Board.
- 6. Treasurer report (Lona)
 - a. \$33,858.86 in HOA bank account.
 - b. 70/75 homeowners have paid as of this meeting
 - c. Upcoming expenses:
 - i. Liability insurance annual policy is up for renewal this month.
 - ii. Greenspace Maintenance fee
 - iii. Debbie: also planting budget for Greenway #3 (after WES project is complete).
 - d. New neighbors on Knee Ct, house scheduled to close June 15th.
 - i. Erin asked if we still give out “New Neighbor” packets. Agreement that we should begin doing this again.
 - 1. Erin will update New Neighbor Packet to include:
 - a. Updated Board contact information and current members.
 - b. Updated Website Information.
 - 2. Brion (as President) will deliver to new neighbors.
 - 3. Debbie and Helen offered to help with this.
 - 4. Lona to provide information once sale is final (06/24/2020) update, this item is complete).
- 7. ACC Report-(Doug, Helen and Dennis)
 - a. No new business.
- 8. Member-At-Large report (Debbie)
 - a. No new business.
- 9. New Business:
 - a. Helen contacted Leah at WES regarding an update on the Greenway #3 water runoff project.
 - i. Start date has moved tentatively to August or September
 - 1. Per Leah the project plan & proposal has been sent to the Clackamas County procurement office as of June15 to start the bidding process.
 - ii. Staging of construction equipment is currently shown as the top of Knee Ct cul-de-sac.
 - 1. Board will check in with Homeowners to assess potential issues with staging equipment here.
 - iii. Updated plans and easement privileges are being finalized and will be sent to Brion & Helen when completed.
 - iv. Loa asked if Helen could send email from Leah to the Board (06/15/2020 update, this item is complete).

- b. Helen suggested presenting a possible CC&R amendment at the Annual Meeting for RV parking. "The board has made this motion to move RV parking to 3 days..." and then ask homeowners to vote/amend at annual meeting.
 - c. Helen has concerns about Greenway encroachment by Homeowners:
 - i. House north of Greenway #3 has continued to maintain lawn space into the Greenway. It is well maintained but should we ask them to stop?
 - ii. House at top of Greenway #3 has build a small wall into the greenway
 - 1. Dennis: per the CC&Rs: permanent structures cannot be built by homeowners in greenspaces.
 - a. The Board has had conversations about "have and let live" surrounding this type of issue. What does the Board want to do?
 - b. Board agreed that we need to nip this in the bud.
 - i. Brion and Helen will go view the offending structure (06/05/2020 update, this item is complete).
 - ii. Brion will have a conversation with the Homeowner (06/13/2020 update, follow-up with Clackamas County & Homeowner needed after initial conversation with Homeowner see meeting notes from 06/16/2020).
 - iii. Denessa asked about plot maps and concerns that a homeowner outside of the HOA has built a fence on Greenway #1. It has been there for years.
 - iv. Lona brought up adverse possession implications in these types of situations.
 - d. Brion proposed next meeting for July 7th all agreed.
10. Other Action Items:
- a. Brion:
 - i. Create a "how to" on accessing archived documents on website, move off of Google Drive
 - ii. Create sign mock up for Greenways-include verbiage for homeowner use only
 - iii. Follow-up with Library for community room for August 4th Annual Meeting
 - iv. Email plot maps to Denessa
 - b. Debbie:
 - i. Follow-up with New Seasons for community room for August 4th Annual Meeting
 - c. Denessa:
 - i. Get the key for the storage shed back from Steve
 - d. Helen:
 - i. Reach out to Leah at WES and ask about the drainage problem on Valley View
 - ii. Take pictures of the erosion near Sarah's house (11835 Valley View
11. Debbie motion to adjourn the meeting, Helen second. No discussion, all in favor motion passed.
- a. Meeting adjourned at 8:14pm.