

## July 7th, 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. Special Guest: Homeowner Sarah Bates.

1. Brion opened the meeting at 7:02pm.
2. Brion presented June meeting minutes, there was no discussion. Helen moved to approve the minutes, Denessa seconds. All in favor, no dissent, motion passed.
3. President's report (Brion)
  - a. Leah at WES sent the final easement information for the Greenway #3 drainage project to Brion for approval.
    - i. He was asked for a record of his election and he provided her this information. She also asked for a record that he has the authority to sign the easement agreement on behalf of the HOA.
    - ii. Helen-easement-we have the papers from WES. The easement will go from the cul-de-sac down behind Helen's house to Azar between lot 75 and lot 6 and lot 72 and lot 71.
    - iii. Lona-for this easement, there is the easement for the actual work and for the maintenance. Are they the same territory? Are there stipulations that we cannot change anything in this easement? Can we still plant?
      1. Helen-We are not allowed to make any large changes (no large trees, etc). Questions her about some of the language. They have the use of the space; they don't own any of it.
    - iv. Lona-do we have a start date for the project?? How long to completion once started?
      1. Helen-Looks to be August, project is currently in bid procurement.
        - a. Brion-projected timeline is 90 days from start to finish.
  - b. Brion proposes next meeting at basketball court, socially distanced, all in favor. The August 4<sup>th</sup> Annual meeting will be held at the basketball court in Greenway #1.
  - c. Annual meeting-Should we have the annual meeting as planned or should we postpone or cancel it due to Covid-19 complications?
    - i. Lona and Denessa -the circumstances of the COVID-19 pandemic could be reason to cancel the meeting. Denessa –if not cancelling it than postponing to a safer time
      1. Sarah referenced the bylaws and that an annual meeting is required to be held annually.
        - a. Debbie checked the bylaws and
          - i. Can we meet in the green space? What do we do if we can't schedule a meeting?
            1. Brion will check bylaws and send an email to BOD. Zoom call?
            2. Denessa-let's have it at the basketball court.



- i. Erin-my understanding is that it should be until Phase 2, Happy Valley Park still has the play structure closed off.
    - ii. Brion confirmed that they remain closed via Clackamas County Government website.
    - iii. Denessa will put it back up.
  - d. What about the benches and table at Greenway #3?
    - i. Recap from Doug regarding material choices:
      - 1. 2 x 6 solid composite such as Timbertech or Trex – very low maintenance (wash with soap/cleaner using a soft brush). The not so good news is if someone uses a magic marker or carves into the top it cannot be refinished; only replaced. Also the surface gets very hot on sunny days.
      - 2. 2 x 6 clear cedar lumber-light sand & finish with a good outdoor finish however more maintenance than composite. May need to apply additional finish every 2 – 3 years just like a deck. The good news is cedar can be pressure washed or refinished when needed to look like new by applying 1 – 2 coats of outdoor finish.
      - 3. 3 x 12 Pressure treated fir lumber that has a smooth surface all 4 sides instead of standard pressure treated lumber that has the indentation like the current bench seat and table. It is recommended to apply a coat or two of outdoor finish for additional protection. Maintenance is the same as the cedar lumbar.
      - 4. Parr Lumber provided the following information regarding the different materials listed above:
        - a. 2 x 6 composite is only 1 1/3" thick instead of 1 1/2" like the clear cedar. The composite also needs to be supported every 16" on center, possibly 24" on center.
          - i. The existing supports on the bench and table are spaced closer to 5' apart. The composite and clear cedar are not viable options unless additional supports are added.
          - ii. The best option is 3 x 12 pressure treated lumber for support and use new carriage bolts for anchoring the lumber. That way we can install over the existing structure without modifications.
          - iii. The cost of the lumber, carriage bolts & finish will run around \$500.00.
          - iv. Doug volunteered to finish the lumber in his shop and install it at no cost.
          - v. Brion and Debbie volunteer to help with this.
          - vi. Helen-does the sequencing matter for the table/benches matter before the bark chips?
            - 1. Doug doesn't think so.
            - 2. Debbie-it shouldn't matter.
      - 5. Brion moves that Doug procures the materials needed and we help him as needed. Dennis 2nd. All in favor, no opposed, motion passed.
5. Secretary report (Erin)-

- i. June Newsletter-will be printed and mailed following Board approval from this meeting (07/17/2020, update, this item has been completed).
    - ii. Denessa volunteered to have them printed at her office (07/09/2020 update, this item has been completed).
  - b. New Neighbor Welcome packet has been compiled and is awaiting final draft of "Letter from the President."
    - i. Brion will send copy following the completion of this meeting (07/07/2020 update, this item has completed).
    - ii. Helen and Erin volunteered to deliver the packet to the new neighbors (07/20/2020 update, this item has been completed).
- 6. Treasurer report (Lona)
  - a. \$31K in HOA bank account.
  - b. 71/75 homeowners have paid as of this meeting
  - c. Most recent Expenses:
    - i. Juan's most recent billing
    - ii. Benches for Greenway #1
  - d. Information for the Neighborhood, development has started in the area south of Eagle Landing, 22 homes are being developed.
- 7. ACC Report-(Doug, Helen and Dennis)
  - a. Brion and Doug went to the corner house (lot) and spoke to the owner. He has plans to complete fences on the other sides of the yard and clean up the yard. A timeframe is the only thing that is missing from this plan.
    - i. Brion-he promised that he would have the metal off of the recycler by today's meeting, this didn't happen.
    - ii. Doug-they had a trailer and a truck loaded up, but it is still there. His helpers were there, but nothing has happened.
    - iii. Debbie-we have done the outreach, we send a letter, now you have 30 days to clean it up.
      - 1. Doug-we have sent them a letter. Helen-we've sent him at least 2 letters.
      - 2. Dennis-his past actions show that he hasn't acted on these in the past.
      - 3. Brion-we have tried, but now it is time.
      - 4. Lona-we have changed the CC&R language in 2017. Have we sent him a letter saying we would do this, and charge them?
      - 5. Debbie-what did the letter say? Brion will send it to Debbie for her opinion.
  - b. Dennis and Helen-went down to talk to the family at the corner of 108<sup>th</sup> and forest view and talked to the wife about the fence color.
    - i. The color needs to be changed. Homeowner said it was close enough.
    - ii. Dennis and Helen recommend that they paint a swatch to compare color. Will follow-up in 30 days.
  - c. Valley View-(Diane) gave approval for a new garage door design for them. They will be painting the house as well. Will submit a form when they get closer.
- 8. Member-At-Large report (Debbie)
  - a. Follow up on Homeowner concern 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. Met with 2 arborists:
  - 1. Grass Doctor, Juan
    - a. Denessa-would he only be trimming, or will he do removal?
    - b. If we committed to annual tree maintenance, \$1500 per year for all/any tree maintenance that we may need/want.
    - c. Would not be able to do all of the removals at this one cost, nor stump grinding.
    - d. Walk with him once a year, to discuss the needs for the year. Would not include stump grinding, etc.
  - 2. Honl Tree Services
    - a. \$1250 (do this once and your good for 5 years), recommended that we seek out services of another party to treat the dogwood at Greenway #1 (anthracnose fungus).
  - 3. Northwest tree service- Still waiting to hear back
  - 4. Tree assessment:
    - a. Greenway #3:
      - i. Weeping willows-did not discuss these due to drainage project.
      - ii. Cedar tree at dog leg-top is dead, the tree is sound, and it is a slow decaying wood. There is nothing for it to fall on it. Recommended keeping it.
      - iii. Arborvitae-this tree is healthy.
      - iv. Just up the hill are 2 maples, 1 is too close to the fence line, it will take out the fence and the shed that it is next too. This should be removed at some time.
      - v. 3 trees (Sarah's)-remove the curly willow (furthest up), maple in the middle, and an ash. The ash and the maple for now can both stay. Eventually one should come out (Juan thinks the ash and willow both should go).
      - vi. Left turn into the pathway to greenway #2 –cherry that needs to be removed, it is large and in the walkway.
      - vii. No maintenance needed in the walkway. There is a birch that is being attacked by a bug, the top is dead.
      - viii. There is a large apple tree that Juan mows under; he would like to prune it up.
    - b. Greenspace #1:
      - i. Pruning the fir trees (where the kids are climbing), this is causing tree damage.
      - ii. Large apple tree at the bottom of this drainage that could be pruned, but doesn't need to be.
  - 5. Doug-why would we pay \$1500 per year if Honl will do it for \$1250 for 5 years of maintenance needs.
  - 6. Sarah-the large cedar, this is an area that her kids play in regularly, so this risk is high for her.

7. Debbie-kids are leaving rocks in the grass. Sarah-her kids created a model of the universe and she forgot to go through and clean them up back up. Sarah will help monitor this more.
  - a. Denessa-this happens in Greenspace #1 too. It is causing major damage to Grass Doctor equipment. Can we include this in the next newsletter?

9. New Business:

- a. Debbie-Would like to start the conversation about updating our CC&Rs and Bylaws. Modernize and update the CC&Rs and combine them into one document. Take out the conflicting language, change the documents from a being developed neighborhood to a developed neighborhood.
  - i. Denessa-would that require a lawyer? How much would this cost?
    1. Lona-it will be a ton of money. It is has to be reviewed, and filed with the state.
    2. Debbie-to do this would require full member vote of the HOA members.
    3. Lona-compared ours to others she has seen in other real estate transactions. The verbiage and the text of the document are nearly identical to those she has seen for more current documents.
    4. Debbie-the amendment process doesn't contribute to the cleanliness of the documents.
    5. Lona-does not believe that the cost of this will not outweigh the benefits that Debbie is seeking.
    6. Debbie-will look at examples of other documents that look like she is envisioning and send it out.
    7. Sarah-this is a legal document and a contract, if we open this all back up to everyone, we are potentially opening a can of worms.
  - b. Helen-follow up on valley view terrace drainage, curb sinking.
    - i. Emailed Leah, she suggested to call Ron. WES is in discovery phase on Valley View Terrace to map the infrastructure in this area. The current crews are mapping and inspecting the current system, not repairing. This infrastructure predates WES. Will bring in engineers when they understand the scope of the work.
      1. Sarah-talked to WES crew, they did clean it up.

10. Denessa motion to adjourn the meeting, Helen second. No discussion, all in favor motion passed.

- a. Meeting adjourned at 8:41pm.