

August 4th, 2020 Vista View Village Annual HOA Meeting Minutes

Venue: Basketball Court in Greenway #1

Officers in Attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC members Doug Lux, Denessa Brokaw and Helen Nolan, Member-At-Large (MAL) Debbie Hollen

Officers absent:

None

Homeowners in Attendance (lot #)

Earle Culbertson (8)

Kristi Meyer (49)

Brian Haslanger & Tina Tan-Zane (3)

Mary Merrick (16)

Jim Balduchi (74)

Wendy Robertson & Greg Mendoza (55)

Akemi & Bill Mckee (2)

Jimmy & Dianne Chua (1)

Julia Lux (57)

Sarah Bates (4)

Linda Gale (25)

Ranya Blatchford (51)

Margie Gibler (50)

1. President Brion opened the meeting at 7:00pm
2. Brion: Welcome to homeowners, introduction of Board of Directors (BOD), overview of agenda.
3. Lona: Motion to approve July, 07, 2020 BOD meeting minutes. Denessa seconds, all in favor no abstains, motion passes unanimously.
4. President's Report (Brion)
 - a. Mock up designs for new signs for the greenway have been sent via email to the board for approval.
 - i. HOA member use only at all greenways and basketball court, to be easily visible from the street. To include "play at your own risk" at playground and basketball court?
 1. Lona and Denessa voiced agreement that this type of signage is important to have on the basketball court as well as the playground.
5. VP Report (Denessa):
 - a. Shawn will install the 2 new benches for Greenway #1, install target date 08/08/2020 (08/15/2020 update, this item is complete).

6. Treasurer's Report (Lona):

- a. See 2019 Budget/Expense report packet for full information
 - i. Overview: We do have a surplus, but we cannot continue to spend more than we take in.
 - ii. Higher than expected dues received as past due homeowners are catching up on payments. 72/75 homeowners paid this year.
 - iii. Ranya: What does the maintenance fee cover?
 1. Lona: Blackberry removal in greenway #1, playground maintenance, new benches, etc.
 2. Ranya: Will the basketball court be addressed? (It is uneven and cracked).
 - a. Brion: The cost of this item had to be weighed this year against other maintenance fees.
 - i. Denessa: We have additional deferred maintenance projects like the pathway between greenway #2 and #3, etc.
 - ii. Ranya: Can we do more hole filling in greenway #1?
 - iii. Discussion of these items will be continued at a later date.

7. Secretary Report (Erin):

- a. Newsletter was sent out in July. These will be sent out Quarterly with the next issue due out in early November

8. ACC Report (Helen, Doug, Dennis):

- a. Helen: Overview of drainage concerns and WES project in greenway #3. Work is scheduled to begin 08/07/2020 and is project to take one week.
 - i. A postcard will be sent out to homeowners who are directly affected (Helen).
 1. 08/05/2020 update: project postponed until 08/26/2020
 2. 08/17/2020 update: project start date moved to 08/18/2020
 - ii. Equipment will be parked at the top of Knee ct and traffic and parking will be impacted.
- b. Doug: On Saturday, 08/07/2020 we will be replacing the benches and picnic table at greenway #3. Anyone interested in helping, work will begin at 9:00am (08/07/2020 update, this item is complete).

9. Member-At-Large Report (Debbie):

- a. Overview of Arborists reports for trees in all three greenways.
 - i. Received three bids price range of \$1250-\$2400 depending on scope of work we decided to pursue.
 - ii. Recommend to BOD creating a subcommittee for greenways to create a plan for work to be completed and share plan of action with the BOD (see New Business section for further discussion):
 1. Option A: Determine the scope of work and pick the most appropriate contractor based on this information.
 2. Option B: Choose a contractor and then walk the greenways to determine scope of work staying within the quoted bid amount.

- iii. Akemi: Can we take the information from the quotes and organize some homeowners to help do some of the work?
 - 1. Debbie: Some of the work requires professional help (i.e. climbing, dead wood removal, etc).
- iv. Akemi: Can we have the landscape company collect the debris from mowing rather than blow it around? This process is creating more weeds and less grass because the seeds are blown throughout the greenspace. This could be the best non-toxic solution to reducing weed growth.
 - 1. Denessa to talk to Juan about this idea.
- v. Wendy: Over the years there has been talk about taking down the apple tree in greenway #1; does it really need to be removed?
 - 1. Denessa: The lower branches need to be removed as they are in the way. Also, the apples that fall from the tree are attracting extra critters.
 - 2. Wendy: Can we abate it rather than remove it?

10. Officer Nomination (Brion)

- a. CC&Rs give two options for nominating officers for the BOD:
 - i. Option 1: If it was a larger gathering members could be voted in via committee.
 - ii. Option 2: Members can be nominated during the meeting.
 - 1. Debbie: Members are nominated to the BOD, the BOD nominates the officers.
- b. No new nominations for BOD.

11. New Business/Homeowner Concerns:

- a. Debbie (continued from Item 9, section a, part ii): Proposes the creation of a subcommittee for greenways.
 - i. This is a way for neighbors to engage in the conversation. Especially neighbors who are adjacent to the greenways.
 - ii. It is a part time role.
 - iii. Brion: Would like a greenway advocate.
 - iv. Denessa: Would like to see more neighborhood engagement.
 - v. Margie: Would like to be added to the committee. Sarah and Debbie also to be considered.
 - vi. Brion: Motion to create a greenway committee, Helen seconds.
- b. Sarah: What percentage of homeowners have signed up for the email notifications?
 - i. Can we send out a flyer encouraging homeowners to sign up?
- c. Ranya: Can we send out a flyer for BOD nominations?
- d. Akemi: Can we add a comments/concerns section to the website? (08/20/2020 update, this item is complete).
- e. Tina: Can we have homeowner social events? Get to know your neighbors type events, like a summer BBQ, lawn games, coffee in the greenway, etc. Would be happy to help, does not want to be on a committee/BOD.
 - i. We should gather as many email addresses first before starting this.

1. Lona: We could communicate request for email addresses via door knob hangers.
 2. Tina: Would be willing to help with knocking on doors for this.
 - ii. Could send out monthly email with the social event/activity. Example: every 3rd Saturday we will have event x at location y. Activities to be at no cost to HOA.
 - f. Helen: Proposes an amendment to the CC&Rs to extend time for travel equipment (RV, travel trailer, etc) to be parked on the street for set-up and clean-up.
 1. Submitted a proposal to solicit ideas for wording for amendment as well as interest from Homeowners on whether they would approve such an amendment.
 - a. Dennis: It is a great start.
 - b. Brion: Let's polish the wording and revisit it.
 - c. Debbie & Helen looked at Clackamas county regulations -72 hours and then recreational vehicles need to be moved.
 - d. Brion: Discussion for the BOD, create motion at BOD meeting and present to Homeowners for approval.
 - e. Ranya: What about cars that are parked on the street that don't move?
 - i. Lona: Suggests contacting the county.
 - g. Brion: the CC&Rs have mixed language on greenway abutment and use by homeowners. Article 7, section states that homeowners may get approval from the BOD for use of greenway directly adjacent to property.
 - i. Homeowners should ask BOD for approval prior to use of greenway space. Should get written approval from BOD which will then be archived.
 1. Kristi: f a previous homeowner received approval how would the new owner know that?
 - a. Dennis: Let's get a written document for reference. Homeowner must maintain it of the HOA will.
 - i. Lona: The HOA still owns the piece of land in question, even if the homeowner maintains it.
 - ii. Brion: The HOA plot map is on the website. The four corners of each property are marked by a state that can be found using a metal detector, Brion has one if anyone would like to use it.
 - iii. Sarah: Can we add an amendment that the new owners have to continue to maintain it?
 1. Debbie: Can we include the information in the welcome packet?
 2. Lona: The new owner would need to sign a new agreement.
 - iv. Debbie: Proposes adding greenway encroachment information to the next Newsletter.
12. Denessa moves to adjourn meeting. Lona seconds, all in favor no abstains, motion passes unanimously. Meeting adjourned at 8:12pm.