

## October 6th, 2020 Vista View Village Board Meeting Minutes

Venue: Video Conference Call

### Officers in attendance:

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

Absent: Vice President Denessa Tompkins.

1. Brion opened the meeting at 7:00pm.
2. Brion shared with the BOD that he has been reviewing archived records from the HOA. He found a copy of the very first newsletter from 1977 as well as one of the first surveys of homeowners.
3. Doug moved to approve September meeting minutes with noted corrections. Lona seconds. All in favor, no dissent, motion passed.
4. President's report/Vice President report (Brion)
  - a. Leah from WES visited drainage site at Greenway #1.
    - i. She indicated that this is a natural ditch, not a WES managed drainage system. The pipes and the drains however, are WES.
      1. This area will continue to erode without some mitigation. She recommended grading the area could help with erosion. If it continues in its current condition, erosion will continue to worsen.
        - a. Grading will be very expensive and would require tree removal. The view of adjacent homeowners will also change drastically.
        - b. Helen asked if there were any grants that the HOA could apply for to offset the cost.
          1. Metro does offer nature grants as does WES, Clackamas soil and others that may apply to this project. HOA would need to submit plans for grant approval.
      2. Doug asked if the water coming from developments above Vista View Village is causing the issue.
        - a. Brion indicated that, per Leah, this is correct. The water coming from the culvert is causing the dirt to erode as it exits the pipe as there is nothing to ebb the flow of the water.
      3. Leah recommends adding some large boulders to dispel the flow of water.
        - a. The cattails should be 8ft from the drains, they do not all need to be removed. Keeping some will help with the erosion problem.
        - b. Denessa is renegotiating with Juan (Grass Doctor) to see if he can do more in this area to keep drains clear. This will probably reduce the number of times he mows the greenspaces per year.
          - i. Lona said that the cost of eliminating one mowing could cover the quarterly cost for Juan to maintain this area.
          - ii. Brion also suggested a quarterly work party of homeowners to help with this task.

- c. Brion said that one of the drains was clogged, causing some extra runoff from this area. The grate may need to be replaced to help with water flow. These drains will need to be cleaned and kept clear regularly.
    - d. Doug asked who owns the land after the HOA greenspace ends. That should not be the HOA's responsibility to maintain.
    - e. Debbie disagrees with Leah's assessment that the drainage problem is not WES'. The infrastructure is theirs and they should be responsible for the maintenance.
      - i. Did the HOA have an easement/maintenance agreement with WES when the system was installed?
  - 4. Greenway signs were not ordered due to the unexpected cost of having Grass Doctor clear the ditch. Brion confirmed with Lona that the budget still allowed for this expense. It does. The BOD agreed these signs are important to properly identify the greenspaces as HOA property. (Brion to order signs)
- 5. Secretary report (Erin)
  - a. Newsletter will go out in November (Erin)
    - i. Erin will send current list of topics to the BOD (10/06/2020 update, this action is complete).
    - ii. Can Denessa print the final copy for dispersal?
    - iii. Brion and Erin will deliver to Homeowners once printed.
- 6. Treasurer report (Lona)
  - a. 72/75 Homeowners have paid 2020 dues
  - b. Denessa moves to create a reserve fund of \$10,000. (10/06/2020 update, this action is complete).
    - i. Lona opened a savings account and moved \$10,000 into it from the HOA checking account as a contingency fund.
  - c. Brion said that an audit should be conducted during every odd year.
    - i. Debbie, per the CC&Rs we can get a committee of homeowners or hire an outside source.
- 7. ACC Report-(Doug, Helen and Dennis)
  - a. Lot #62 finished house painting.
  - b. Encroachment in the greenspace has become a problem. Current unapproved lots are listed in the greenway task list submitted by the greenway committee during the September 2020 meeting.
    - i. Lona and Helen will create a draft form to be used by homeowners requesting permission to use space adjacent to greenway.
  - c. A notice was sent regarding the dead pine tree that should be removed at lot #69. Concern that it could fall and/or spread disease to other neighborhood pine trees.
- 8. Member-At-Large report (Debbie)
  - a. There is a large branch in the easement to greenway #2 that is over hanging the neighboring house. This should be removed before it causes damage.
    - i. Helen asked if the homeowner should be notified prior to removal, BOD agreed that this should happen.

- ii. Quotes to have this completed will be compiled from 1-3 contractors. (Brion)
  - b. The greenway task list will continue to be completed in order of priority as per the Greenway task list compiled by the Greenways Committee.
    - i. Revisit the list in full in January.
    - ii. We do have some neighbors who have volunteered to do some of the maintenance if the BOD will arrange for the material to be disposed of and have any stumps ground if trees are removed.
- 9. New Business:
  - a. No meeting scheduled for November, any pertinent business will be conducted via email.
  - b. Next meeting scheduled for December 1, 2020.
- 10. Erin motion to adjourn the meeting, Lona second. No discussion, all in favor motion passed.
  - a. Meeting adjourned at 7:44pm.