

## March 2, 2021 Vista View Village Board Meeting Minutes

Venue: Video 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 7:02pm.
2. Helen moved to approve February meeting minutes, Doug seconds. All in favor, no dissent, motion passed.
  - a. All meeting minutes have been uploaded to the website except November 2020. Erin will email these to Brion (03/02/2021 update, action is complete). There was no meeting of the BOD in November.
3. President's report (Brion)
  - i. The new signs for Greenway #1 and Greenway #3 have been printed and placed at the greenways.
    1. Final 2 greenway private property signs need to be hung on the basketball hoops, Brion will do this now that the weather is drier.
  - b. Brion will work to fix the PayPal code on the website so that a notice will be sent to Lona when a dues payment is received.
4. Vice President report (Denessa)
  - a. A bid was submitted by Grass Doctor for the following:
    - i. Clean up of all branches on ground
    - ii. Hauling/Mulching of all branches accumulated
    - iii. Removal of branches that are loose and lower in trees
    - iv. Any branches that are loose and at very high points require more equipment brought in and would be additional. We did not really see any immediate issues with this. We can re-visit at later date
    - v. A reminder there are branches that are currently in greenspace that actually belong to trees physically located on neighbors yards, which should be their responsibility to clean up.
    - vi. The bid is \$2500.00 for clean up. I brought to his attention that since he has not been here for his February landscaping (\$750) that he not plan on mowing during the month of February and take the \$750 off of the cleanup costs. Total then would be \$1750 for the cleanup and hauling of debris
  - b. Juan has been to the greenways 4-5 times since he submitted his proposal for cleaning up downed limbs from the ice & snow storm.
    - i. He is concerned that debris is being left in piles in the greenway by adjacent properties. He said that the price quoted for the cleanup will increase if more debris has to be hauled out to the street.
    - ii. Doug asked how long Juan thought the work to clean up all the greenways would take. The price seemed high for the work being proposed.
    - iii. Denessa would like to have something added to the next newsletter about maintaining property adjacent to the greenspace. If it is not maintained the HOA will have to do it at homeowner's expense.

1. Lona asked if the limbs and trees that are from neighboring trees are now down in the greenway. If so, those are now our responsibility to clean up if they fell there during the storm. If neighbors are adding debris from their own property than that is not our responsibility.
  2. If branches are hanging into the greenspace and blocking paths we are able to have them trimmed back to the property line without requiring neighbor's permission.
- c. Dennis Gale (lot# 25) is willing to help remove some dead limbs in greenspace trees if he is allowed to climb the trees in pursuit of his hobby. He is willing to sign a waiver of liability if he can do this.
- i. BOD is comfortable with this if he sends an email with a hold harmless agreement to Brion he can climb trees in the greenways and limb as he goes.
  - ii. Lona suggested that he should email when and where he is going to climb so neighboring homeowners can be informed of what he is doing.
  - iii. Denessa will reach out to Dennis to let him know that he needs to submit an email with the hold harmless information to Brion. She will also share with him the expectations of date, location, etc.
- d. Debbie made a motion that we take action to contact Dennis Gale to see if he is willing to climb trees in the greenway and remove any of the limbs that are hanging as he goes. This would be followed by a work party in late March to clean up as much debris as possible. If Dennis is unable to remove the hanging limbs then we will contact a contractor to do the work. Erin 2<sup>nd</sup> the motion.
- i. Discussion: Dennis suggested trying to get a dumpster (20-40 cubic yards) from Sunset Garbage for debris disposal.
    1. Erin will call Sunset Garbage and get a cost for a 20/40 cubic yard dumpster as well as a delivery availability timeframe (03/03/2021 update, this action is complete).
    2. Multiple volunteers are willing to load their trucks and haul away debris that way as well.
    3. There is concern that the only people to volunteer will be members of the BOD.
    4. Lona suggested opening the dumpster up to HOA homeowners for debris that they have collected from the storm.
    5. Some concern that the dumpster would be filled by homeowners before the greenways were cleaned.
    6. Suggestion to make Saturday the day for the work party to clean up the 3 greenways and Sunday we would open it up to homeowners until it was full.
    7. How do we best notify all homeowners about the work party and that we are looking for volunteers to help/
      - a. Erin will create a postcard flyer to distribute via door hanger to all 75 lots with the dates and time of the work party. Flyer will also include recommendation to provide email for important HOA information (03/03/2021 update, a draft flyer has been completed).

- ii. Those in Favor: Dennis, Erin, Doug, Debbie, Lona, Denessa. Those opposed: Helen, motion passed.
- e. Debbie moved to pursue having a contractor come in and remove the dead/broken branches hanging from the trees in the greenway if Dennis Gale is unwilling or unable to help with this within 2 weeks.
  - i. No second to this motion. There is concern on the cost of this work being known prior to approval being given for the work.
- 5. Treasurer report (Lona)
  - a. Current account balance: \$24,410.95 in checking, \$10,002.11 in reserve fund.
    - i. 63 ½ homeowners have paid 2021 dues thru 02/26/2021.
  - b. Business registry was paid for 2021 \$50.00
  - c. Taxes will be paid in April.
- 6. Secretary report (Erin)
  - a. The next newsletter will be due out in April. Please send any suggestions for topics via email.
- 7. ACC Report-(Doug, Helen and Dennis)
  - a. Dennis received a tree removal request from lot 19. He will review the request and the tree.
- 8. Member-At-Large report (Debbie)
  - a. Drainage Ditch Greenway #1 Update:
    - i. Debbie received a bid for the drainage ditch in Greenway #1. It is a two part repair and would cost approximately \$16,200.
      - 1. This information has been shared with WES.
      - 2. Denessa asked why WES isn't paying for this work.
        - a. Debbie is still seeking data and information from WES on historical data for the installation and infrastructure of the drainage system. Is there a maintenance agreement? Did the HOA refuse to sign one? Is there an easement?
          - i. Leah (WES) is supposed to be finding this information and providing it. Debbie asked Leah if an official request via the Freedom of Information Act. At this time it is not necessary, but may be required at a later date.
        - b. Lona asked if any of it was permitted thru Clackamas County. The developer should have had permits when building on William Otty. Greenway #1 has a tax description there should be a permit on file with that information with the County.
          - i. Lona will try to find the information.
    - ii. Debbie was contacted by WES regarding a grant opportunity for this work. We are technically eligible to apply for the grant but may not be competitive with other bids.
      - 1. WES is looking for projects that are educational or have a habitat component; our project doesn't really have either. They are also looking for community partnerships.
        - a. Debbie is willing to complete the application for the grant on behalf of the HOA.
    - iii. Debbie will email the bid for review to the BOD after the meeting.
- 9. New Business:

- a. Debbie and Brion worked on a budget draft for 2022 that incorporates maintenance, infrastructure, fees, etc.
    - i. Brion will email the draft and a timeline for discussion of the draft and a vote to the BOD after this meeting.
      - 1. Timeline: Discuss Budget draft in April & May BOD meetings. Vote on a Budget in June meeting. Present to homeowners in July for review. Discuss and vote on Budget at August Annual Meeting.
10. Denessa motion to adjourn the meeting, Lona second. No discussion, all in favor motion passed.
- a. Meeting adjourned at 8:10pm.