

June 1st, 2021 Vista View Village Board Meeting Minutes

Venue: Lona Azar's House, Lot 70

Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Member Doug Lux, Dennis Brokaw, Hellen Nolen, Member-at-Large Debbie Hollen. Special Guest: Margie Gibler (Lot 50)

1. Brion opened the meeting at 7:02pm.
 - a. Brion asked for discussion on the May Meeting Minutes.
 - i. Doug moved to approve May meeting minutes, Denessa seconds. No discussion. All in favor, no dissent, motion passed.
2. President's report (Brion)
 - a. Update from attorney on title status, Raji has still not signed or responded. A certified letter was sent to Raji.
 - i. Denessa will talk to Ranya about possible next steps to contact Raji to get the final signature on the Quiet Title.
 - ii. Helen will talk to Ray & Linda about possible next steps to contact Raji.
 - iii. Lona will contact the county to see who the lien on the title is from.
 - b. HOA received a reimbursement request from Lot 75 for tree trimming and debris removal that was completed by an arborist hired by the homeowner.
 - i. Discussion on HOA response:
 1. Homeowner proceeded to hire the arborist to complete the work on trees adjoining Lot 75 without contacting the HOA about the cost or the work. Unfortunately this was not a cost the HOA could absorb at this time.
 2. Helen disagreed, the storm was unprecedented and the HOA should pay for at least a portion of the cost.
 3. Brion will send a written response with a thank you to the homeowner.
 - c. Work is being completed on multiple lots without approval from the HOA. Brion would like to add a multi-language reminder to submit a change request prior to starting a project the website. All in favor.
3. Vice President report (Denessa)
 - a. Greenways Report:
 - i. Denessa proposed another work party be scheduled to reduce the overgrown Blackberry bramble in Greenway #3 and assess the health of the apple tree growing in it.
 1. This will be completed Saturday June 6, 2021 at 11:00am.
 - ii. Denessa wants to reevaluate the contract with Grass Doctor and walk the expectations again with Juan. The work being completed as of late does not meet the contract agreement.
4. Treasurer report (Lona)
 - a. Current account balance: \$20,824.90 in checking, \$10,006.73 in reserve fund.
 - b. 68 ½ homeowners have paid 2021 dues thru 06/01/2021.

- c. A recent law in Oregon requires the HOA to have a bond for the amount of money in the checking account. This needs to be complete annually.
 - d. A 2018 law also requires HOAs to allow multi-plex dwellings in towns with 10,000+ residents, existing HOAs are not grandfathered into this.
 - e. Debbie requested more information on these laws including the house bill number, Lona will email them.
 - f. 2020 taxes have been filed and paid.
5. Secretary report (Erin)
- a. Newsletter will be printed and distributed in July. Erin will email a draft to the Board for review.
 - b. Can we add all email addresses from the HOA database to the listserv? Erin will email the current list to Brion.
 - i. A preemptive email from the President or Secretary will be sent to homeowners informing them they are on the distribution list.
 - c. Erin contacted three landscape supply companies about the cost of playground cedar chips. Area at playground will need to be measured to determine the number of yards needed.
 - i. Dean's:
 - 1. \$47/yard with a flat rate delivery fee of \$85.
 - a. Tri-bin trucks can deliver 7 yards per bin or 22.5 yards in a full truck.
 - b. \$414 for 7 yards (one unit) including delivery fee.
 - ii. Cedar Mill Landscape Supply:
 - 1. \$47/yard with a delivery fee of \$55 with 4 yard minimum purchase or \$335 delivered for one unit.
 - iii. Portland Sand & Gravel:
 - 1. \$47/yard with a flat rate delivery fee of \$65.
 - a. \$5 bulk discount per yard available on 5 yards or more.
 - b. \$361 for one unit including delivery fee and discount.
6. ACC Report-(Doug)
- a. Three lots have submitted house paint requests, they have all been approved.
 - i. Lot 70 final paint color was not the same as the sample submitted for approval. Homeowner was given one year to repaint home with the approved color.
 - b. A new fence was approved for Lot 1 for the front of the house only. It is a new metal material and after reviewing samples and literature, the ACC approved it on a test basis to determine if it is something that can be used in the future as an alternative to wood.
7. Member-At-Large report (Debbie)
- a. Grant application for the Riverhealth Stewardship was denied.
 - i. Debbie will now circle back with Leah (WES) to see where this falls on the WES project list.
 - ii. Denessa asked if we continue to try and work with the Clackamas County and WES for one year and if there is no movement then the HOA has the work completed. The erosion is a concern for neighboring homeowners and the ditch is becoming a safety hazard.
 - iii. Margie asked if the HOA could ask Jessie at Wildwood and WES to provide a bid for a closed pipe as a drainage solution rather than the splash pad.

- b. Debbie started looking into the possibility of creating a private group on the Nextdoor App for Vista View Village homeowners as another means of direct communication for the neighborhood.
- 8. New Business:
 - a. Annual meeting is scheduled for 7:00pm August 3rd, 2021 at the basketball court in Greenway #3.
 - b. July 6th, 2021 is the next BOD meeting at Lona's house.
- 9. Erin motion to adjourn the meeting, Doug second. No discussion, all in favor motion passed.
 - a. Meeting adjourned at 8:58pm.