

March 1st, 2022 Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance:

President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, Secretary Erin Geist, ACC Members Doug Lux and Dennis Brokaw, Member-at-Large Debbie Hollen, and Greenways Matt Donohue.
Absent: N/A

Brion opened the meeting at 7:01pm.

1. President Report (Brion)

- a. Doug-motion to approve February minutes, Denessa seconds. All in favor, no abstains, motion passed.
- b. Brion-Dennis Gale is still keeping the drain clean in Greenway #1.
 - i. With all of the rain, is it time to fix the ditch? Discussion:
 1. Dennis-is the proposal we received a permanent solution?
 - a. Debbie-it will not replace the cement collector. It will bring in more material, new plantings, but all of the work would be downstream of the pipe. This project would help prevent more downstream erosion.
 2. Denessa-Is the rock WES put in helping?
 - a. Debbie-there doesn't seem to be more down cutting of the ditch, but there is more cutting in of the bank.
 3. Denessa-Not sure about spending the funds for a half fix.
 - a. Debbie-Jesse has given so much of her time on the original proposal as well as helping with the grant proposal. Reluctance to ask for additional services without offering some sort of compensation.
 - i. Dennis-Can we offer a consulting fee and roll it into a discount off the bid if we move forward?
 - ii. Debbie-Determine what her hourly rate is and pay up to \$500 and see if Jesse is willing and able.
 1. Denessa motions to move forward with paying up to \$500 in consulting fees to have Jesse re-evaluate the bid and look at more permanent solutions. Debbie seconds, all in favor, motion passed.
 - a. Debbie will reach out to Jessie and Follow up with WES to determine where this project is on the list.
- c. ACC Committee-how we move forward with this in the future was left undecided from the last meeting. Are we ready to move forward?
 - i. Denessa-We would be relying on everyone having read the CC&Rs and abiding by these rules?
 - ii. Dennis-Not comfortable with this direction.
 - iii. Erin-Who does the enforcement fall to? How will the BOD follow up on this?

1. Will the BOD allow homeowners to complete a costly project (i.e. a new roof) without approval and then come back after the fact to tell them it doesn't meet the guidelines laid out in the CC&Rs, and require it be redone?
2. Debbie sent out a link to a website that is a network for HOAs & management companies. We should do more research and find the right information.
- d. The Annual meeting is typically held in August. Sent out reminder postcards in June and include the information in the July newsletter (Erin).
2. Vice President Report (Denessa): No new business.
 - a. Concern about the succession for the BOD at the end of the year with Brion and Denessa resigning their current positions. How will we find new volunteers?
3. Treasurer Report (Lona)
 - a. Current account balance: \$34,918.54 in checking account, \$10,007.12 in reserve fund.
 - b. 62 1/3 homeowners have paid annual dues.
 - c. Corporate licensing fee for 2022 has been paid.
 - d. Grass Doctors first bill of 2022 was paid.
 - e. House Bill 2001 takes effect June 30, 2022.
 - i. Allows for expanded density of housing. How will this affect the HOA?
 1. HOAs that were formed before 2019 with square foot requirements are grandfathered in.
4. Secretary Report (Erin): No new business.
 - a. Newsletter Topics:
 - i. Neighborhood Awareness: car parked in front of playground for 2+months, turned out it was stolen and left. If you see something, say something.
 - ii. Clackamas County allows cars to be parked on the street for 72 hours consecutively before they need to be moved.
 - iii. Trash & furniture is being left in Greenspaces.
 - iv. Happy Valley Neighborhood Garage Sale information.
5. ACC Report (Dennis, Doug): No new business.
6. Member-At-Large Report (Debbie): No new business.
7. Greenways Report (Matt):
 - a. Weed Mitigation Strategy:
 - i. Test two sample areas approximately 30' x30' up to 50' x 50'. One near the basketball court in Greenway #1 and the other at the top of Knee Ct in Greenway #3.
 1. Will use pre-emergent every three months for a year to see if it controls new weed growth. Would like to be able to evaluate performance for a year.
 2. Brion-the BOD could give a token amount to cover some costs.
 3. Denessa-will Juan have to bag when he mows?
 - a. Matt-the pre-emergent should keep these from growing.
 - b. Lona-Can we ask Juan what it would cost to bag for this mowing season?
 - i. Denessa-will check in with Juan to see what the cost of bagging would be.

- ii. Debbie-can the proposal include signage indicating what was sprayed/spread on what day?
 - ii. Matt is moving to West Linn. He will maintain ownership of his house within the HOA, it will be rented. He would like to continue in his role on the BOD if he can.
 - 1. He will still be an owner within the HOA; the BOD would be appreciative of his continued service.
- 8. New Business:
 - a. Brion and Denessa will be stepping down from their officer roles in December 2022.
- 9. Meeting adjourned at 8:00pm.