

April 5th, 2022, Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance:

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

Brion opened the meeting at 7:00pm.

1. President Report (Brion)

- a. Brion-motion to approve March minutes, Debbie seconds. All in favor, no abstains, motion passed.
- b. There is enough money in the reserve fund to revisit the greenspace task list and start working through some of the tasks on it.
 - i. Debbie will resend the list to the board for review (04/05/2022 update, this action is complete).
 - ii. Debbie-There is other infrastructure that we own that needs work.
 1. Erin will research costs for playground cedar chips (ongoing maintenance) as well as the rubber playground chips (longer term solution).
 2. Brion has a contact who sells the playground equipment, he will reach out to her for ideas/costs.
- c. Brion attended a webinar on "HOA Violations: When to get an attorney involved".
 - i. It is worth considering having an HOA attorney on retainer.
 1. Lona-If an attorney is retained it should include a stipulation that the HOA will get a guaranteed number of work/hours for the annual retainer.
 2. Debbie-Do we have a lawyer in mind? Not currently.
 - ii. Lona and Dennis also attended the webinar.
 1. Lona liked the idea of having parking permits. It would be nice to know who belongs to what vehicle.
 - a. Debbie-what is the problem that this would solve?
 - i. Lona-it would not be used for enforcement purposes, it would be more for HOA knowledge. To help prevent another incident of abandoned stolen vehicles like the one in February. Add the information to the directory/
 - ii. Dennis-There is more of an issue with having more cars than can fit in garages/driveways of a residence that start to impact other neighbors.

2. Vice President Report (Denessa): No new business.

3. Treasurer Report (Lona)

- a. Current account balance: \$33,128.58 in checking account, \$10,007.12 in reserve fund.
- b. 60 1/3 homeowners have paid annual dues + \$100.
- c. Taxes for HOA have been submitted.
- d. Brion-Will start a draft for a budget for 2023.
 - i. Discuss at May/June meeting.
 - ii. Present at Annual Meeting in August for approval.

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.
 1. Nextdoor app information to stay informed and share information.
 2. Information on the neighborhood watch.
 - 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.
 - v. Upcoming Annual Meeting.
 - vi. Spring is here, yard clean-up and maintenance.
5. ACC Report (Dennis, Doug):
 - a. Doug-Can we include something in the newsletter about paint color suggestions?
 - i. Brion-Use verbiage that suggests homeowners review the guidelines in the CC&Rs. Will create verbiage to present to the BOD for review.
 - b. What direction are we going with the ACC?
 - i. Dennis-It could be beneficial to have an attorney review the CC&Rs as they seem to be outdated, ambiguous and confusing. Especially in terms of enforcement. Complete a search for options for an HOA lawyer and present to the BOD.
 - a. Erin motions to interview attorneys and present a list to the BOD for approval.
 - i. Debbie amends the motion to include a revisit of the language of the CC&Rs including a possible revision.
 - ii. Doug seconds the motion. All in favor, no abstains, motion passed.
 - iii. Dennis will search for HOA lawyers familiar with Clackamas County rules and present a list to the BOD for review.
 - c. Doug-Some of the lots need yard maintenance. What is the next step?
 - i. Lona-Notify them in writing prior to enforcing the CC&Rs.
 1. Doug will send out notices.
 2. Lona-In the past flyers and have been sent out as a reminder to all homeowners.
 - a. Brion-Should utilize the mailing list and newsletters first.
 - ii. Brion-Is there a log of violations?
 1. Dennis maintains the book with all ACC request forms.
 2. Doug has all the letters that Julia has sent.
 3. Lona-Can we document all the conversations that are being had?
 - a. Brion-Will ask his HOA contact about ways to proceed.
6. Member-At-Large Report (Debbie):
 - a. Greenspace #1 drainage project follow-up:
 - i. Contacted Jessie about additional assistance and paying her a consulting fee for the work.

- ii. Sent a follow-up email to Leah at WES (03/14/2022 update, this action is complete see included email for reference).
 - 1. WES scoped the drainage pipes to see where the water is coming from and where it is going underground.
 - a. Brion-WES determined that the storm drains in greenspace #2 drain into this drainage ditch. All the stormwater from Lenore St drains into the West and East basin and flow under greenspace #1 and to the ditch.
 - i. The developer of the neighborhood above Vista View Village should not have been able to create this drain system so WES is going to fix the problem. Design will start this year with a project date in 2023.
 - ii. The out-flow pipe is 10" but the in-flow pipes are 12" & 24".
 - b. HOA will still need to complete some work to ensure that no more damage occurs until WES is able to complete the work.
 - i. Jessie proposes a mitigation project further downstream that will not impact WES plans.
 - 1. Waiting for a completed bid from Jessie. This will then be presented to the BOD for approval.
 - 2. July would be the earliest that this project could be completed. Depending on the weather and how dry

7. New Business:

- a. None

8. Meeting adjourned at 7:47pm.