



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

May 3rd, 2022, Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance: President Brion Kidder, Vice President Denessa Tompkins, Treasurer Lona Azar, ACC Member Doug Lux, Member-at-Large Debbie Hollen.

Absent: Secretary Erin Geist, ACC Member Dennis Brokaw, Greenways Matt Donohue.

1. Brion opened the meeting at 7:03pm.
2. President Report (Brion)
 - a. Received from Debbie the list of greenways action items we prepared after our walk-through, and plans to start seeking quotes on the items marked high priority so we can discuss and possibly vote on the actions. Lona recommends Arbor Now for economical tree felling. Denessa & Lona recommend before & after photos for the newsletter to show the homeowner members the activity.
 - b. We received the 4/29/2022 quote from Wildwood Environmental for repairs to the drainage area on 108th in greenspace 1 ([archive URL](#)). Discussion consensus was that \$10,000 to replace the pipe was unnecessary since WES are likely going to replace the pipe with in-ground drain plumbing when they supposedly do their repairs summer 2023. Board decision was to ask Wildwood to requote without the pipe repair for a vote at a special session (this is complete, Wildwood sent a renewed quote dated May 10th ([archive URL](#)) and special meeting is scheduled for 17 May). Note By-Laws Article Six Section 1 requires minimum 3 days advance notice to the board of a special meeting.
 - c. Since the ACC committee that was reinstated (at the 9/7/2020 board meeting in accordance with CCR Article 8, Section 4) for 2021 expired in December, we should modify the wording on the website until such time we vote to renew the ACC for another period. Brion to send proposed revised wording to the board (this is complete and the website was updated May 3rd). See also CCR Article Five-A, Section 1(e), which details the cessation of the original ACC one year after all the homes are built and occupied.
 - d. This is the second consecutive meeting Matt has missed; if he misses a third he will automatically be removed from the Board in accordance with By-Laws Article Seven Section 1(D).

3. Vice President Report (Denessa)
 - a. Since Matt is not attending the meetings as the Greenways Coordinator, Denessa will reach out to him and also to Grass Doctor since we're about to go into a heavy mowing season.
 - b. Denessa will check with Erin to find out if she located a source of the playground bark (a previous action item). If we can have the bark dumped near the playground, we could probably get it moved over without added expense.
4. Treasurer Report (Lona)
 - a. 62 1/3 homeowners have paid their dues
 - b. HOA annual taxes are submitted
 - c. Brion to send out a draft 2023 budget for board review before the June meeting.
5. ACC Report (Doug)
 - a. Requests we upload a refreshed ACC change request form to the website. Brion to send a draft to Doug and Dennis for review before the June meeting.
6. Member-At-Large Report (Debbie)
 - a. Nothing to report this meeting.
7. Meeting adjourned at 7:40pm