



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

June 7th, 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, and ACC Member Doug Lux, Member-at-Large Debbie Hollen.

Absent: ACC Member Dennis Brokaw, Greenways Matt Donohue.

1. Brion opened the meeting at 7:01pm.
2. President's Report
 - a. Matt has been absent from four consecutive meetings, per HOA By-laws Article 7, Section 1d, the greenways position is now declared vacant.
 - b. Due to the 4th of July holiday, the July BOD meeting will be held July 12th at 7:00pm.
 - c. Email asking for volunteers.
3. Vice President's Report
 - a. Talked to Juan about new bids in 2023. He shared that there is no way that a new bid can be comparable to what he is at now. It will most likely be closer to 20k.
 - b. Greenspace #3: weeds cannot be removed in the rock area. Can he spray it? He would be required to post a sign letting us know that chemical spray has been used. At least a couple of days notice. Send out notice via email. Ask what Juan uses?
 - i. Are there other alternatives to having grass that constantly needs to be mowed? What other uses are available? If not, the cost to maintain will be untenable.
 1. Debbie: community garden.
 - ii. Denessa: what can we do with Greenspace #2? What could be alternative uses to this?
 1. Doug: goat farm. Lease to a goat farm?
 - c. Denessa motions to return the Architectural Control Committee as somebody to answer questions prior to work being completed on a home/property.

Brion: an architectural control team.
 - d. Erin/Debbie: go back to retaining a lawyer and modernizing the language. Community engagement and communication within the neighborhood.
 - e. Debbie: ask to help with the incompleteness and inconsistencies that are currently in ours.
 - f. Denessa: moves to make an appt to contact a lawyer and ask for a consultation with VF law firm. Doug seconds. All in favor, no abstains. Motion passes.
 - i. Erin will make the consultation appt. Debbie would like to be involved.
4. Treasurer's Report:
 - a. \$30,931.72 Balance in Checking Account \$10,008.39 Balance in Surplus Account

\$ 4,100.00 Dues outstanding
\$35,031.72 Total Money Available (if all dues are paid)
\$ 5,286.12 Paid Expenses YTD
\$19,713.88 Expenses yet to be paid of \$25,000 budgeted expenses for 2022 (includes \$5,000 for long term maintenance and \$887 for unexpected expenses).
\$35,031.72 Total Money Available (if all dues are paid)
(19,713.88) Expenses yet to be paid
\$15,317.84 + \$10,008.39 Balance in Surplus Account
\$ 5,000.00
\$20,317.84 Balance 12-31-2022 assuming \$887 was spent
\$21,204.84 Balance 12-31-2022 assuming \$887 was not spent

- b. No additional payments from anyone. 66 2/3 payments
 - i. Doug asked how likely will outstanding dues be paid. Lona is confident that they will come in by end of year.
5. Secretary's Report:
 - a. Newsletter draft was emailed for review. Any additional thoughts or edits?
 - i. Lona: it would be nice to have some completed projects mentioned.
6. Member-at-Large Report:
 - a. Debbie: curious about thoughts and discussions about why the Wildwood Proposal was not funded during the last meeting.
 - i. Brion: the unanimous decision was that the proposal was not good.
 - ii. Debbie: Leah is unable to provide written communication currently.
 - iii. Erin: is this the best solution with the information available? Is this the only option available?
 - iv. Denessa: confused because WES has scoped the pipes and should they not be liable for the damages. Isn't there a less expensive way to band-aid the project?
 1. Debbie: It is about risk management. Vertical banks over most of the creek bed.
 - v. Erin: question about the wording of the proposal that says "permanent" and assuming that WES will complete work in the future.
 - vi. Lona: have we gotten any other bids for this project?
 1. Debbie: this is the only entity that she could find that would do this type of work?
 - vii. Debbie-Motion to fund the proposal to support the funding from Wildwood for the short-term work given in the revised proposal to fund or the project. No 2nds. Motion dies.
 1. Erin: I have a problem funding the proposal with the information currently available. What is our legal obligation and our legal options with WES? I am comfortable funding a project with more information. This would be a great question to put to a lawyer or someone who knows more than we do.
 - viii. Denessa: is it a fact that there something went wrong with the neighborhood above?
 - ix. Brion, yes.
 - x. Lona: did WES assume culpability for what was done? Or was it "snuck in?"

- xi. Denessa: Can Lona investigate the insurance avenue to see if it would be covered?
Lona can call the agent to get clarification.
 - b. Organization: Community Institute: professional entities like VF law firm and HOA board, get and offer professional trainings for Board. There is a small dues to be a member. \$305/year for fifteen members to have access to these resources. Western Oregon Chapter. Some of the trainings do have a fee. \$99
 - i. Brion: best practices, reserve budgets, etc.
 - ii. Debbie-Motion for the BOD to review the website and come to the July 12th meeting and be prepared to discuss whether we will join the membership and be prepared to vote yay/nay. Erin 2nds. All in favor, no abstains, no nays. Motion passes. Debbie will send the links to the BOD.
- 7. ACC Report:
 - a. Doug: good news, lot #69 is going to repaint their house. They are living up to their agreement of repainting within one year. Christmas lights are down, and they re-mulched the yard.
 - b. Letter drafted for Lot #44. Can we include it with the newsletter? Legal and respect obligation for your neighbors. An approach for effort and neighborliness.
 - i. Brion to send copy of letter verbiage to Erin.
 - c. Denessa: Mason's yard is better.
- 8. Meeting adjourned at 7:44pm.