



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

October 4th, 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 Member Doug Lux and Member-at-Large Debbie Hollen.

Absent: ACC Member Dennis Brokaw.

1. Brion opened the meeting at 7:01pm.
2. President's Report
  - a. Minutes from September review. No discussion. Brion motion to approve, Lona seconds. All in favor, motion passes.
  - b. Basketball court improvements: SportCourt quote was more than anyone was anticipating. Got a quote from Keystone Mudjacking to level the uneven tiles \$3,245.00 It will need to be completed quickly, before the rain starts, or will need to wait until it dries out next year.
    - i. Denessa-Could we have it sanded to level it and then paint/seal it?
    - ii. Lona-If it is a safety issue then we need to fix it.
      1. Debbie-Why is this suddenly a safety issue? Is it a bigger safety concern than the holes in the ground, the playground or the 3ft ditch?
    - iii. Debbie-What is it that the contractor is going to do? What is the warranty/guarantee for the work. How much of our planned expenses for 2022 do we have left?
      1. Brion-Proposes a vote on the bid (see attached) with stipulations regarding how long the fix will last. Denessa seconds. Aye (Denessa, Doug, Lona), Nay (Debbie), Abstain (Erin). Motion passes by majority vote.
        - a. Erin-Can this project wait until spring after the raining season? The court will get less use during the wet season.
  - c. Lot #75 water runoff into greenspace #3. The corrugated pipe leading from this property into the ditch in the greenway is crushed (may or may not have happened during construction by WES). Homeowner would like the HOA to pay for the damage/repair.
    - i. Lona-Is the HOA to be responsible for only the portion that is in the greenspace?
    - ii. Debbie-Is the HOA responsible for this?
      1. Lona-Simple fix to garner goodwill with the neighbors.
      2. Erin-Seems odd that WES construction years ago, yet the problem is presenting now.
      3. Doug-Will this set a precedent for other homeowners?

- a. Brion-We should be able to assess individual requests on a case-by-case basis.
  - 4. Brion-Found a contractor who can fix the problem for \$700-\$800. Motion to pay up to \$800 to fix the drain off the back of Lot #75 Lona seconds. Aye: Lona, Doug, and Denessa Nay: Erin and Debbie, motion passes by majority vote.
    - a. Brion will reach out to the homeowner to share the board's decision.
  - d. WES will be continuing site survey for the drainage project in greenway #1 over the course of the next 4-5 business days to finalize plans.
    - i. Erin-Are we keeping documentation of the discussions with WES regarding this project for HOA records and to provide to homeowners' future requests?
  - e. Received bill from VF lawyer who is reviewing the governing documents.
- 3. Vice President's Report (Denessa)
  - a. Landscape bid review. Erin & Denessa walked the greenways with Carlos. Two bids to discuss:
    - i. Grass Doctor 3-year progressive bid:
      - 1. 1<sup>st</sup> year \$20,000, 2<sup>nd</sup> year \$21,000, 3<sup>rd</sup> year \$22,000
      - 2. A detailed bid of work completed each visit was submitted with the bid.
    - ii. Carlos 3-year progressive bid:
      - 1. 1<sup>st</sup> year \$20,820, 2<sup>nd</sup> year \$22,902, 3<sup>rd</sup> year \$25,192
      - 2. Initial cleanup of identified problem areas: \$4,400 with ongoing maintenance of these areas presumed to be included in the annual bid.
      - 3. Scope of work was not specified in the quote.
    - iii. Denessa motion to enter contract with Grass Doctor for 3-year contract as proposed in bid. Doug seconds. All in favor, motion passes.
      - 1. Denessa and Erin will follow-up with Juan after each visit to ensure the contract is being adhered to.
      - 2. Denessa will reach out to the three contractors who submitted bids to share the board's decision (10/05/2022 update, this action has been completed).
    - iv. Playground staining project was started by Erin and Denessa, work to be completed on main play structure 10/08 (10/14/2022 update, this action is complete). We were able to do this project in a couple of days and under \$100.00
- 4. Treasurer's Report:
  - a. Balance in Checking Account: \$22,665.37
  - b. Reserve fun: \$15,052.37
  - c. Balance in Surplus Account: \$10,010.07
  - d. Expenses paid YTD: \$ 13,852.47
  - e. Expenses yet to be paid: \$12,600
    - i. Brion-We will wait on the basketball nets and backboards until Spring as they will not get much use now.
      - 1. Denessa-Can we look at getting chain nets? Would they last longer?
  - f. Anticipated year-end Balance: \$15,441.86
  - g. Income YTD: 22,960
    - i. \$3,800 dues outstanding. 66 2/3 payments received year to date.

1. Doug-Should a statement be sent to those who still owe?
  2. Denessa-Will the current dues income support ongoing expenses in the upcoming years? Make this a newsletter topic. Denessa to write a call of action note for the newsletter and submit to the board.
5. Secretary's Report: no new business
6. Member-at-Large Report:
  - a. Debbie-Where are we with CAI membership? If we invested in the tools and resources available to the BOD, we may struggle less.
    - i. Brion-Start membership in 2023.
7. ACC Report: no new business
8. New Business:
  - a. Brion asked Debbie what her role preference is for 2023. She will continue to provide support when she can in her current role.
  - b. Denessa-What is the status of the ACC? Are Doug and Dennis continuing in this capacity?
    - i. Brion-It is beneficial to have as guidance for homeowners.
    - c. Lona-Possible to amend the CC&Rs to manage HOA by a board of directors rather than officers. This could help spread out the duties.
9. Meeting adjourned at 8:05pm.