



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

December 6th, 2022 – Vista View Village Board Meeting Minutes

Venue: Zoom Meeting

Officers in attendance: President Brion Kidder, VP Denessa Tompkins, Treasurer Lona Azar, ACC Member Doug Lux, Member-At-Large Debbie Hollen. 4/7 or greater satisfies quorum.

Absent: Secretary Erin Geist, ACC Member Dennis Brokaw.

1. Brion opened the meeting at 7:00pm.

2. President report (BK)
 - Thank you to everyone for serving in 2022. Website 'board' page will be updated and email notifications will go to the board until a President and/or other officers are added.
 - Denessa: how do we move forward and conduct business without a President, VP, or Secretary?
 - Brion: until there are volunteers to fill those officer roles, their duties will go unperformed unless another Board member takes on the task on a case by case basis. It could affect our ability to remain a self-managed Association.
 - Debbie: suggest we try additional recruitment efforts
 - Denessa: to get a bid from an outside Property Management company for an idea of the alternative.
 - Lona: suggests looking at the CAI website for providers they have listed.
 - Lona: suggests including an end-of-year letter to the members with the dues billing, explaining we've managed to be self-managed so far but with no one offering to volunteer their time we have to look at the added expense of an outside management company.
 - VVV website domain, hosting, and SSL certs renewed for 2023 at a 25% customer discount.
 - Brion's zoom account renewed for 2023 and the Board are invited to use it for meetings. Brion will continue to schedule & start the Board meetings as needed. Meetings end when last person leaves.

3. Vice President report (DT)
 - Playground tires are back up after DT & EG sanded and sealed the fixture.
 - Need BK to sign Grass Dr. Juan bid and fwd to Denessa (complete, see link) (http://www.vistavillagelife.org/files/other/VVV_HOA_Grass_Doctor_2023-2026_contract.pdf)
 - Need BK to order the backboards & chain nets; stow in the shed (completed 12/27/22).



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4. Treasurer report
 - \$8,492.07 expenses since October
 - normal bills plus leveling the BB court slab & fixing the gs drain (both approved)
 - \$22,344.54 expenses ytd
 - \$23,440.00 income ytd
 - current checking balance is \$14,653.30
 - \$5,000 set aside for deferred maintenance as planned
 - New owners on ForestView. BK to check with Erin to get them a welcome packet.
5. ACC report
 - Doug: one paint request received & approved
6. M-A-L report
 - Will draft possible wording for the dues insert letter on the board predicament. Will send to the board email.
 - Interested to hear what Dennis learned from the HOA attorney review of our governing docs. BK ensure Dennis knows we are expecting him at the next meeting and we want him to invite the attorney. (this is complete).
7. BK: next meeting will be one week later than the usual 1st Tuesday, on January 10th. Zoom link is on the website calendar. Meeting adjourned at 8:03pm.