



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

September 12, 2023 - Vista View Village Annual Board Meeting Minutes

Venue: Zoom

Officers in attendance: President Bill McKee, Vice President Kristi Meyer, Treasurer Lona Azar, Secretary Hannah Moon, Member-at-Large Debbie Hollen, Member-at-Large Steve Klein, Akemi McKee

Guests: Kathryn (Zoom screen name), Tina Tan-Zane

Absent: ARC Member Dennis Brokaw, ACC Member Doug Lux

- I. Bill opened the meeting at 7:05pm.
- II. Board members discussed the recent vandalism at Greenspace #1. Debbie will email the Neighborhood Watch. Debbie moved to give Bill the authority to buy a new door for the shed if he deems necessary. Hannah seconded.
- III. Hannah noticed an error in the minutes from the August meeting and stated she would change the previous approved minutes from the "May" minutes to the "July" minutes. Erin moved to approve the minutes as amended. Lona seconded. The motion passed by majority vote.
- IV. Old Business:
 - A. Bill announced next board meeting on October 3, 2023.
 - B. Bill recapped the annual meeting. Hannah relayed the results of the nominations.
 - C. Bill discussed the community picnic from the previous weekend and requested further feedback. Lona suggested a port-a-potty and an additional paper notice of that meeting. Erin suggested additional use of the sandwich boards for these events as well. Debbie suggested created a little more space between the annual meeting and the picnic.
 - D. Considering June date for summer meeting with target for September 7, 2024 for next summer picnic.
- V. New Business
 - A. Bill suggested October 14th for a clean-up day in the Greenspace ditch. Debbie and Lona recommended coordinating with Dennis Gale who has been doing most of the maintenance and putting it on the member calendar.
 - B. Bill discussed certified letter received from neighbor to the HOA. Bill reported that he had gone and had a conversation with the neighbor, and he originally seemed affable. He has since threatened to file a suit in small claims court against the HOA and WES. Members discussed the possibility of a good-faith, preemptive settlement offer. He said that WES gave him \$650. He has demanded the remainder of his \$1,367 alleged damages be covered by the HOA.
 1. Hannah moved to approve \$720 settlement offer. Lona seconded. The motion passed by a majority vote.
- VI. CC&R Report
 - A. Lona reported that progress has been slow on the review, but we're making progress.
- VII. Treasurer's Report: Lona

- A. As of 9/12:
 - 1. Checking: \$22,724.12
 - 2. Reserve: \$10,000.00
 - 3. Long-Term Expense: \$5,022.16
 - 4. Expenses since 7/12: \$3,888.95
 - 5. Income since 9/12: \$1,108.80
 - 6. 68 members have paid in full, and there have been 2 partial payments.
- VIII. Activities
 - A. Tina reported that the picnic was far under budget.
 - B. Tina suggested a neighborhood at the end of October, maybe the 28th. There will be two walks, one in the morning, one in the evening.
- IX. ARC Report: All committee members absent for this meeting.
- X. Member-at-Large Report:
 - A. Steve reported that WES came and took down some of the trees in Greenspace #1.
- XI. Greenways Committee:
 - A. Erin had nothing to report.
- XII. Erin moved to adjourn. Steve seconded. The motion passed by a majority vote. The meeting adjourned at 8:19pm.