

Meeting Minutes Vista View Village HOA

5-7-2024

Meeting called to order at 7pm.

Venue: Zoom

Attendance:

In Attendance: President Bill McKee, Vice President Kristi Meyer, Treasurer Lona Azar, ACC Member Doug Lux, Member-at-Large Steve Klein, Member-at-Large Debbie Hollen, Dennis Gale

Vote to approve meeting minutes for April 2, 2024

Motion was made by Kristi Meyer to approve the April 2024 meeting minutes, and Debbie Hollen 2nd, to Approve April 2024 Meetings.

Meeting Minutes were Approved by the board.

Old and New Business:

President Bill McKee brings up both old and new business.

Discussions ensued around the following:

Picnic Discussion. Brainstorming of ideas.

- Lona Azar suggests doing the board meeting at a different than date of picnic. Because it is a long day and people may lose interest after that.
- Debbie suggests – doing one at the beginning, with Picnic Later, 3 to 5, or 3 to 6, with board meeting at 7 to 8pm.
- Steve brings up that people had come to the Picnics in the past, and they were not ones that liked to come to Board Meetings, and visa versa.
- Debbie we said we could try a poll to see if anyone wants to do.
- Questions and concerns about the Greenspace #1 construction of the water runoff (open water way converting into below ground piping). As it may not be completed before the picnic and meeting.
- TENTATIVE Annual Meeting: Tentative Planning Annual Meeting for August 24th, 2024, or August 27th for a Tuesday evening.
- TENTATIVE Picnic: May be week after Labor Day in September, or possibly in October.
- Alternative: We could switch Picnic and Annual meeting months...

Annual Meeting Decision and Vote:

Annual Meeting August 6, 2024 – 7pm

Bill called for vote. Everyone is in agreement.

Picnic Decision and Vote:

Picnic September 7, 2024 – 1pm to 4pm

Bill called for vote. Everyone is in agreement.

There was also a side discussion around this. Debbie Hollen may not be able to make this event.

=====

ByLaws and CC&Rs Attorney Review Update

Other old business was an update on our attorney questions.

Status: We are waiting for Hannah to finish the ByLaws and CC&Rs update. Once completed we can go back to the attorney with the questions we have for them.

FOLLOW UP: Need to assist Hannah to complete the documents needed for the attorney.

1. Questions about changes to the documents.
2. Interpretation of our powers that we have in our current documents.

Officer Reports

Presidents Report: *Bill McKee*

Board Members Nominations Discussion

Bill asks about nominations for the board. Also asks if everyone is fine with remaining on the board.

Board walks through the CC&Rs and ByLaws about how nomination committee can solicit to the Vista View Village Members for those interested in joining the board.

Bills position as President of HOA, update for end of 2024

Bill McKee gives heads up that he will not be able to run as President post 2024. More discussions and transitions will be covered in future meetings.

Vice Presidents Report: *Kristi Meyer*

- Educating people in the HOA who is new, in a welcome packet.
- Kristi asks for access to the Google Drive.
- Lona suggests reaches out to Hannah, Erin, or Brian who all have access to our Google drive.
- Doug Lux suggests can we get them a link to the website.
- Doug Lux Brings up we need the name of ARC Form UPDATES:

- Architectural Control Committee name to Architecture Review Committee.
- Samantha should be removed.
- FOLLOW UP: Erin may need to update this form. Check with Doug and/or previous notes of what needs to be.

Treasurer Report: *Lona Azar*

Lona has filed our taxes for 2023.

Financials as of 5-07-2024

- Checking: \$28,930.84
- \$10,000 in reserve
- \$10,032.12 long term expenses
- \$3,354.71 – spent since last meeting – Juan’s mowing (he mowed twice since last meeting).
- YTD \$14,324.34
- Made \$360 this month.
- YTD income: \$25,028.50

Other notes:

- 66 people paid in full, and 2 people have made partial payments.
- Lona will be rebilling at the end of this month...
- Lona feels good where we are at financially.
- 9 people haven’t paid. 2 people haven’t paid in full.

Architectural Review Committee (ARC) Report:

Doug Lux: Speaks on behalf of the ARC.

DOUG: ARC Chair Report

- 2 Neighbors have updates.
 - o Julie is replacing her fence, the same condition. APPROVED.
 - o 108th Westley Bishop is replacing windows in their house. APPROVED.
- Real Estate Agent’s sign for services is in a person’s yard (again).
 - o This was previously asked to remove.
 - o Next Steps – Certified Letter. Will check with Dennis first to see if he contacted the owner.
- Doug mentions when he walks, there are yards that are in disrepair. Like the house in the corner with cars are on blocks.
 - o Discussion came out on how we can address this.
 - o Some suggests when we talk with Attorney we can get more “teeth” to enforce the CCRs, with fees, or otherwise, etc.
 - o Bill suggests sending out Reminders (especially this spring).
 - Until then however, We can send out reminders.

- Bill suggests sending out reminders ahead of picnic and annual meeting.
- Bill can spell out CC&Rs
- Debbie suggests next steps could be the ARC could leave a note on their door, highlighting the section they are out of compliance with.
This way we will be building Documentation.
- Doug says we have a form, that needs updating (Title to ARC), This form addressed all these types of things – which had check marks – that we can check what was in violation.
- FOLLOW UP: Doug and/or Lona will update this form.
Doug will also send a copy to the Board...

Member-At-Large Report: Debbie Hollen / Steve Klein

- No Updates from Debbie or Steve

Greenspace Report: *Erin Geist*

Erin was not present.

Dennis Gale: Presented on Greenspace initiatives.

- Update: He will keep in contact with Juan.
- Playground: Need to consider some new ground cover – Chips. Certified chips for child safe.
 - He went and met with a Certified Playground expert for Clackamas County. (North Clackamas Schools).
 - Initially Dennis thought it was going to cost the HOA a lot, but it ended up only being an extra \$5 more, per yard.
 - Dennis will also try to police the playground. There were old pieces of trees, bamboo stocks, so he cleaned it up.
- Since it's drying out, Dennis is going to walk the greenspaces, and look at some of the sink holes, etc.
- QUESTION from Doug Lux: Isn't the greenspace corners supposed to be kept up:? – Flower beds, weeding, etc.
 - Bill suggests if Dennis could take photos of anything he notices and send Text back to Bill so that he could then send to Juan or others.

New Business:

- Lona: Asks about Monterey Street work. It appears the construction was stopped. Bill suggests it still could be worked on.
- Kristi said she found out from a City Council member that she is part of a hiking group with. The development is supposed to be a Residential area. \$30 million.
- No other information around this could be attained in the meeting.

Motion to adjourn made by Debbie Hollen.

- Kristi Meyer Second's the motion.
- Unanimous approved to Adjourn meeting.
- Meeting ends 8:00pm

Next Meeting June 4th, 2024, 7pm