



**Vista View Village Homeowners Association**  
10117 SE Sunnyside Rd., Suite F538  
Clackamas, OR 97015

June 4, 2024 - 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, ARC Member Doug Lux, ARC Member Dennis Brokaw, Member-at-Large Steve Klein, Member-at-Large Debbie Hollen, Greenway Committee Member Erin Geist, Greenway Committee Member Dennis Gale

- I. Bill opened the meeting at 7:02pm.
- II. Bill welcomed everyone.
- III. Hannah moved to approve the minutes from the March meeting. Lona seconded. The motion passed by majority vote.
- IV. President's Report
  - A. Bill reminded everyone that at the previous meeting the board had decided on annual meeting date of August 6th, to be held (hopefully) in Greenspace 1.
  - B. Bill discussed annual meeting nominations and encouraging other community members to be nominated for board positions.
- V. Vice President's Report
  - A. Kristi had nothing new to report.
- VI. Treasurer's Report: Lona
  - A. Lona reported the following:
    1. As of 6/4/24:
      - a) \$29,173.58 – Main Checking Account Balance
      - b) \$10,000 – Statutory Reserve Account
      - c) \$10,035.46 – Long Term Expense Fund
      - d) \$117.26 - Monthly Expenses
      - e) \$360.00 - Monthly Income
      - f) \$14,451.60 - YTD Expenses
      - g) \$25,688.50 - YTD Income
      - h) Payment Status: 67 paid in full, 2 partial payments
- VII. ARC Report: Doug and Dennis
  - A. Dennis and Doug did not have any new requests to report, but did note that this is the time of year that requests begin increasing.
  - B. Doug reported on the non-compliance form update that they sent around for comments and asked if there are any additional comments. Lona is revising the form accordingly.
- VIII. Member-at-Large Report: Debbie and Steve
  - A. Debbie reiterated that WES has noted that they're on schedule for the greenspace project with an estimated start date of mid-to-late July.
- IX. Greenspace Committee Report: Erin and Dennis
  - A. Dennis reported that he has begun the process of taking photos to see whether the

greenspace is being maintained as per the contract. Members discussed approaching next steps in ensuring the landscape company know that the contract is not being fulfilled and what actions the board intends to take next. Dennis and Erin will draft a letter with photos, and Hannah will review. Bill will send it out.

- B. Erin reported that they reached out for quotes on playground chips. The same company that the board has previously used quoted \$550/unit to install, and there are 3 units needed for the playground, for a total of \$1,650.
  - 1. Debbie moved to approve the quote and move forward with that company. Lona seconded. The motion passed in a majority vote.
  - 2. Members discussed methods of weeding the area before the chips are delivered.
- X. Bill announced that the next meeting will be July 2, 2024. Erin moved to adjourn. Kristi seconded. The motion passed by a majority vote. The meeting adjourned at 8:04 pm.