



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

July 2, 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

Absent: Greenway Committee Member Dennis Gale

- I. Bill opened the meeting at 7:04pm.
- II. Bill welcomed everyone.
- III. Debbie moved to approve the minutes from the June meeting. Lona seconded. The motion passed by majority vote.
- IV. President's Report
 - A. Bill reminded everyone that at the next meeting will be the annual meeting on August 6th, to be held (hopefully) in Greenspace 1.
 - B. Bill noted that Brion Kidder had received an email with a new complaint from Craig Irwin.
 - C. Bill brought up the complaint received by an HOA member about a house with a car that has been on blocks for months.
 1. Erin found a potential applicable Clackamas County Code regarding operational vehicles that may apply. There is an anonymous form online that Erin will pass to the member who complained.
 2. Bill will discuss with the homeowner.
 - D. Annual Meeting
 1. Bill will duplicate postcards from last year's annual meeting and send out.
 2. Hannah will get the additional documents printed for the meeting, including the nomination ballot, sign-in sheet, and minutes from the previous meeting.
 - E. Summer picnic to occur a month following that.
- V. Vice President's Report
 - A. Kristi will be contacting and welcoming new neighbors. Lona informed Kristi that the new neighbors next door to her will close on 7/9.
- VI. Treasurer's Report: Lona
 - A. Lona reported the following:
 1. As of 7/2/24:
 - a) \$27,506.91 – Main Checking Account Balance
 - b) \$10,000 – Statutory Reserve Account
 - c) \$10,037.10 – Long Term Expense Fund
 - d) \$1,666.67 - Monthly Expenses
 - e) \$0.00 - Monthly Income
 - f) \$16,118.27 - 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. Doug reported that he passed on the Non-Compliance Form. Dennis and Doug will pick a day to go around and notify people of violations.
 - B. With changes to the landscaping in the neighborhood, members discussed what we'd like to see long-term as far as landscaping goes.
- VIII. Member-at-Large Report: Debbie and Steve
 - A. Debbie will draft and submit a public comment in support of the WES project. It appears that the project should begin moving forward soon.
- IX. Greenspace Committee Report: Erin and Dennis
 - A. Erin reported that Barkdusters will be contacting her scheduling out the delivery of the bark chips, which appears that it may happen either this week or next week. Dennis and Erin spent some time weeding the playground to prepare it for the new chips. Hannah and Erin will disperse river rocks where needed in that Greenspace.
 - B. Erin will send the letter to the landscaper as soon as she gets a chance. Dennis took some pictures of the areas that the landscaper has not been maintaining.
 - C. Members discussed long-term greenspace projects and prepping the greenspace for the annual meeting.
- X. Bill announced that the next meeting will be August 9, 2024. Erin moved to adjourn. Dennis Brokaw seconded. The motion passed by a majority vote. The meeting adjourned at 8:11 pm.