



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

August 6, 2024 - Vista View Village Annual Board Meeting Minutes

Venue: Zoom

Officers in attendance: President Bill McKee, Vice President Kristi Meyer, Treasurer Lona Azar, ARC Member Doug Lux, ARC Member Dennis Brokaw,

Absent: Secretary Hannah Moon, Greenway Committee Member Dennis Gale, Member-at-Large Steve Klein, Member-at-Large Debbie Hollen, Greenway Committee Member Erin Geist

- I. Bill opened the meeting at 7:00pm.
- II. Bill welcomed everyone, and introductions took place.
- III. Lona moved to approve the minutes from the July meeting. Dennis seconded. The motion passed by majority vote.
- IV. President's Report
 - A. Bill reminded everyone that the next board meeting would be held on September 3rd at 7:00pm and that the picnic would be on September 7th from 1:00-4:00pm.
 - B. Bill discussed ideas for community improvement and support and that, in the coming year, we will need new nominees for the Secretary and President positions, as well as three volunteers each for Greenspace, ARC, and Members at Large.
 - C. Ballots were handed out for attendees to nominate officers to be collected at the end of the meeting.
- V. CC&R Review
 - A. Committee members reported on the process of updating the CC&Rs and fielded questions from attendees.
- VI. Newsletter
 - A. Akemi reported that she will continue to do the newsletter for the upcoming year.
- VII. Treasurer's Report: Lona
 - A. Lona reviewed the 2023 Expense Summary.
 - B. Lona reported the following with regards to the 2024 year:
 1. As of DATE:
 - a) \$27,506.91 – Main Checking Account Balance
 - b) \$10,000 – Statutory Reserve Account
 - c) \$10,037.10 – Long Term Expense Fund
 - d) \$16,118.27 - YTD Expenses
 - e) \$25,688.50 - YTD Income
 - f) Payment Status: 67 paid in full, 2 partial payments
 - C. Members discussed the possibility of other options for payment outside of checks.
- VIII. WES Project
 - A. Members discussed the upcoming WES Greenspace project scheduled for August.
- IX. ARC Report: Doug and Dennis
 - A. Committee members described what the committee looks at and reiterated that

community members are supposed to get ARC sign off before exterior work is done. They also reported that old and cracked driveways are a growing concern for the committee, and this will be added to the upcoming newsletter.

- X. Greenspace Committee Report: Erin and Dennis
 - A. Community members requested a change to leaves being blown into their yard.
 - B. Committee members described the work currently being done to maintain drainage grates and WES's involvement in that maintenance and the maintenance of a few trees that may be covered by the upcoming project.
 - C. Committee members described added chips to the playground and the potential for a work party to weed the playground area.
 - D. Committee members met with the landscaper regarding meeting contract requirements and have seen improvement since this meeting.
 - E. It was noted that the sprinkler system may need updating in the relatively near future.
- XI. Bill announced that the next meeting will be September 3, 2024. Lona moved to adjourn. Dennis Brokaw seconded. The motion passed by a majority vote. The meeting adjourned at 8:30 pm.