

# Vista View Village HOA Meeting Minutes

Sept 3, 2024

## Attendance:

Bill McKee – President

Kristi Meyer - Vice President

Lona Azar - Treasurer

Erin Geist – Greenways

Dennis Brokaw - Architectural Review Committee

Doug Lux - Architectural Review Committee

Steve Klein - Members-At-Large

## Approved Meeting Minutes:

- Dennis Gayle was at the meeting – correction from last time.  
All agree to approve meeting minutes with that correction.
- Lona Azar Makes motion to approve meeting minutes. Erin 2nds motion.
- Unanimous approval.

## Annual Board Meeting Recap:

Moving forward from last Board Meeting (The Annual HOA Board Meeting)

1. 7 of them filled out the form.
2. Everyone on the board can continue next year
3. Question from Erin – Does Bill still want to be on the board next year?  
Answer: Bill says no.  
We have 3 months to find a replacement, and/or others fill in until vacancy is filled.
4. Write Ins  
The following people have been nominated, we as a board need to follow up if they want to serve on the HOA board for 2025
  - a. Earl Thorton  
Dennis Brokaw talk to Earl
  - b. Jimmy from Lot 1  
Bill will talk to Jimmy.
  - c. Julie Yokam from Tom Thumb Court
5. Discussion around moving into other positions  
Need Secretary & President TBD  
Open Positions are:
  - a. Secretary
  - b. President
6. Akemi will continue on the board working on our Newsletter.
  - a. Bill will help her out.

- b. Steve mentions he has photos of Clackamas County's Water Environmental Services work being done in Greenspace #1  
Bill asks if Steve can send some of these photos to him for Akemi to use for the Newsletter.
- 7. Overall feel from Annual Meeting: Meeting was good overall.

## Summer Picnic: Date - 9-7-2024 -- 1pm to 4pm

- Bill will set up Grill.
- We have tents or covers.
- Kristi also has a company Tent. Bill has one as well, that is easy to put up.
- Bill is recommending Hot Dogs only. He will bring them.
- Lona asks who will bring condiments. Tina was the one who did it last year.  
Bill will talk to Tina about what they will bring.  
Bill said he would take care of condiments.
- Bill suggests everyone else can bring their own homemade potluck items, such as coleslaw, peach cobbler, etc. (joking). But he may have been slightly serious. 😊
- Raffle: Do we want to raffle
  - We will get FIVE \$10 gift cards.

## New Business:

- Next Board Meeting Oct. 8<sup>th</sup>, 2024 on ZOOM
- May ask Hannah about Transition Information:
  - Zoom login, Secretary Email and Bill has the Password  
He will send login out.
  - Need to figure out who is updating the Website Calendar with Zoom link and other info.
  - Other tasks Hannah is doing – or has done.
  - Bill will make note.
  - Bill will contact Brian (due to Hannah being due) and ask Brian if he can update calendar with next board meeting, etc.
- Bill McKee asks about possible subcommittee of past Presidents who can attend the HOA Board meetings as past President's, as to help the HOA board for historical and any other important items needed.
  - Lona points out currently 2 past Presidents are serving on the board – Dennis Brokaw and Steve Klein.
  - Everyone agrees Bill could also attend future board meetings as well if he has time or at some point in the future if his time and schedule would allow.
- Next Annual Board Meetings Note: Put on our HOA Agenda - **Renewal of Landscape Bid** and other priorities – improvements that need to happen in the association.
  - May need to be a precursor for raising dues.
- PROJECTS that are needed for 2025

- Playground
- Sprinklers
- Landscape
- Basketball Court
- Sink Holes in some of our Greenspaces
- Blackberry Bushes Needs to be trimmed back from our neighbors, but keep for our neighbors who like to pick the berries.
- McGreger is a new Member of our HOA. Lona is making sure he is added to our mailing list.
- 4 or 5 postcards that were returned to sender.
- Lona is also going to work with Erin to ensure they have correct names and address for the HOA
- Steve Klein brings up Sprinklers on side corner of Greenspace #1. Currently seem like they are Not working. Did we confirm?

A water Shut-Off valve and Electronic Timer is located in junction box is under ground between Storage Shed and Trad's house.

- Erin Confirms: Yes, it has not been working for some time.
- Dennis Gale is watering the bushes and trees by hand with buckets of water he is carrying down there.
- Erin recommends waiting as our Tree Trimming is higher priority and Dennis doesn't have time to fix our sprinkler system right now.
- Lona Azar recommends we pay a professional person to fix and/or update the sprinkler system for us but wait until April 2025, due to rainy season coming soon.
- Steve Klein brings up a bid he had done 6 or 7 years prior (2017), from Earthborne Landscape, that would have improved/update the sprinkler system (at that time) and also ADD a new Junction for the two trees and shrubs on either side of the HOA Storage Shed (and bus stop). Back then the bid was approx. \$1,500 (not actual number, Steve just working from memory).

## LONA Treasury Report

- \$21,037.34 – Checking Account Balance
- \$10,000 – Statutory Reserve Fund.
- \$10,040.51 – Long Term Expense Fund
- \$1,825.47 – Monthly Expenses
- \$22,596.30 – Yearly To Date Expenses Thus far for 2024
- Took in no new money this month → this is not unusual.
- Income: \$25,688.50 – Total Income for 2024

## ARC Committee Report

Dennis Brokaw and Doug Lux

- Working on a Paint Request. For Siding and New Paint.

- House across the greenspace from Dennis. They are doing splotches on their garage for review.
  - This was in question, for different colors variation from our templated color palette.
  - The house in question who is asking for approval may be similar to Wendy and Greg's house color.  
Board agrees this is OK and will most likely be approved.  
Dennis would like them (The Homeowner) to go through the normal approval process (which they are doing right now).
- Paint discussion
  - Are we wanting to approve more modern blacks, charcoal and white trims.  
Board agrees on new modern colors, may need to revisit White Trims to be sure this looks conducive with the architecture and neighborhood.
  - Doug said Bill's neighbor has the white and black.
  - Board reviewed House photo by Doug and Dennis, of new Black, Charcoal and White trim. This was done through Screenshare on Zoom meeting.  
APPROVED by board.
- Lona asks if we have sent THANK YOU notes to residents, we asked to do something. This is for the notices that were sent out and those members who took care of those items.
  - Dennis agrees – we want to say “Thank You” for them being in compliance with the HOA...

## Greenspace Report – Erin.

- Erin worked with Dennis to get a bid from Juan – Grass Doctor for \$1,800  
This is for Pruning and for Tree Trimming around all 3 greenspaces of the HOA.  
Erin will send the bid out to the Board tonight. 9-3-2024  
This is the one she received from Juan.  
Juan sent us a bid for Pruning and Tree Trimming for:
  - both willow tree.
  - Blackberry.
  - trimming up pine trees.
  - Apple tree in greenspace 2
  - And a tree around the corner
- Erin said Juan is communicating more with us at this time and suggests he may be our best economic option going forward for the work he is doing for our HOA. Prices are reasonable and service is still fairly good.
- Erin also has another call out to an arborist to get a 2<sup>nd</sup> bid for work being done.

## Adjourn Meeting:

- Kristi makes a motion - moves to adjourn the meeting.
- 2<sup>nd</sup> by Kristi Meyer and Dennis Brokaw.
- Meeting Adjourned at 8:30pm.