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

December 3, 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, Greenway Committee Member Erin Geist, Greenway Committee Member Dennis Gale

Absent: Member-at-Large Steve Klein

Guests: Darius Barnes, Earl, Linda, Thomas

I. Bill opened the meeting at 7:05p.m.
II. Bill welcomed everyone.
III. Lona moved to approve the minutes from the previous meeting. Erin seconded. The motion passed by majority vote.
IV. President's Report
    A. Next meeting January 7th
    B. Bill brought up the vacant board positions.
        1. Darius Barnes accepted the nomination for president, upon board approval.
        2. Bill noted that we still need a secretary.
    C. Bill welcomed the additional visitors, including Earl who will be joining the Architectural Review Committee.
    D. Members reviewed the process for confirming board elections.
    E. Bill nominated Darius Barnes to be a Board Member. Debbie seconded. The nomination passed by a majority voted. Board members will be conducting secret ballot to approve Darius as President.
V. CC&R Committee Report
    A. Dennis scheduled a zoom meeting with the attorney for December 12.
VI. Vice President's Report: Kristi
    A. Kristi had nothing to report. Bill noted that his neighbor's house has sold, so Kristi will be involved in the welcome wagon.
VII. Treasurer's Report: Lona
    A. Lona reported the following:
        1. As of 12/3/24:
            a) $14,058.60 – Main Checking Account Balance
            b) $10,000 – Statutory Reserve Account
            c) $10,045.48 – Long Term Expense Fund
            d) $99.23 – Monthly Expenses
            e) $0.00 – Monthly Income
            f) $29,674.27 – YTD Expenses
            g) $25,688.50 – YTD Income

h) Payment Status: 67 paid in full, 2 partial payments

B. Future projects
    1. Prioritized sinkholes, then playground equipment, then the basketball court, and we will be putting together workdays for other projects.
    2. Bill mentioned a company that is having a promotional sale on playground equipment.
    3. Members discussed setting up a committee for updating the playground.
    4. Hannah moved to create a committee to update the playground. Debbie seconded. Erin and Bill expressed willingness to be committee members, and Erin noted another community member who may be interested. Earl also expressed interest in joining the committee, as did Dennis Gale.
    5. Members discussed the sinkholes. Debbie will reach out to the woman who previously reviewed the sinkholes and volunteered to also maintain connection with WES on the matter. Dennis and Erin also volunteered to help.
    6. Members agreed to push resurfacing the basketball court for another time.
    7. Miscellaneous small projects:
        a) Dennis reported that there's one sprinkler that needs fixing. He also reported that he has some ideas regarding handling a couple of the dead trees in the neighborhood. Dennis recommended seeking out a company that will mow down the blackberry bushes to give us a fresh start. Erin will ask Juan how much that work would cost. Members discussed having a workday in February to see what work we can accomplish on our own.

VIII. ARC Report: Doug and Dennis

A. There were no new requests. Members discussed how to handle the house on the corner. Doug and Dennis will follow up on their request to get the tent out of the yard. They will determine a final date with the homeowner for the problem to be handled.

IX. Member-at-Large Report: Debbie

A. Debbie reported that the new grass is growing great.

X. Greenspace Committee Report: Erin and Dennis Gale

A. Erin reported on Juan's recent performance, which she says has been pretty good as of late, though there are a couple items she's still going to talk with him about.

XI. Bill announced that the next meeting will be January 7, 2024. Hannah moved to adjourn. Erin seconded. The motion passed by a majority vote. The meeting adjourned at 8:09 pm.