



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

January 7, 2025 - 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, Member-at-Large Debbie Hollen, Member-at-Large Steve Klein, Greenway Committee Member Erin Geist, Greenway Committee Member Dennis Gale

Absent: N/A

Guests: N/A

Bill opened the meeting at 7:12p.m.

- I. Bill welcomed everyone.
- II. Debbie moved to approve the minutes from the previous meeting. Bill seconded. The motion passed by majority vote.
- III. President's Report
 - A. Next meeting February 4th
 - B. Bill mentioned the vacant board positions and officer elections.
 1. Debbie assembled ballots for officer election, results are as follows:
 - a) President: Vacant: Darius Barnes was elected, he rescinded his nomination prior to this meeting.
 - b) Vice President: Kristi Meyers
 - c) Secretary: Vacant
 - d) Treasurer: Lona Azar
 - e) ARC Committee: Doug Lux, Dennis Brokaw, Earl Culbertson
 - f) Greenway Committee: Erin Geist, Dennis Gale
 - g) Member-at-Large: Debbie Hollen, Steve Klein, Akemi McKee, Hannah Moon, Bill McKee, Brion Kidder
 2. Debbie reviewed the bylaws; the Vice President acts in the absence of a President. Kristi agrees to temporarily head monthly meetings.
 3. Additional duties distributed as follows:
 - a) Bill will continue to send out the monthly agenda.
 - a) Erin will update the website with a meeting zoom link and start monthly Zoom calls. Debbie will function as a backup.
 - b) Erin and Debbie will meet with Hannah to update the website calendar with a current meeting link by 01/15.

- c) Bill will send out an email via the distribution list announcing vacant board positions and include link to February meeting.
 - b) Erin will update the Google drive with monthly meeting minutes.
 - c) The board email list may need to be updated, Erin will reach out to Brion.
 - 4. Members discussed other ways to get community involvement:
 - a) Debbie asked about personal outreach to our neighbors.
 - b) Akemi has reached out to the new neighbors on Vista View.
 - c) Kristi will reach out to Margie; she may be interested in helping if positions are still vacant.
 - d) Debbie proposes that we all make some personal outreach between now and Feb. Members commit to contacting at least one neighbor prior to next meeting.
 - 5. Debbie suggested moving to quarterly board meetings. Dennis B mentioned this has been done in the past. Meetings tend to be longer, and committees meet more frequently as needed. Members agree to discuss it at the February meeting.
- IV. CC&R Committee Report
 - A. Met with the attorney in December. The attorney answered a lot of the members' questions. The committee will meet to create a draft of changes as recommended by the attorney and present it to the board once completed. February meeting members could share the process advised by the attorney if time allows.
- V. Vice President's Report: Kristi A. Kristi had nothing to report.
- VI. Treasurer's Report: Lona
 - A. Lona reported the following:
 - 1. As of 01/06/25:
 - a) \$7,491.90 – Main Checking Account Balance
 - b) \$10,000 – Statutory Reserve Account
 - c) \$15,047.22 – Long Term Expense Fund
 - d) \$7,187.47 – Monthly Expenses
 - e) \$360.00– Monthly Income
 - f) \$36,861.74 – YTD Expenses
 - g) \$26,048.50 – YTD Income
 - h) Payment Status: 68 paid in full, 2 partial payments
 - B. Future project updates:
 - 1. Sinkhole Committee: Debbie, Dennis B, Erin
 - a) Debbie has asked consultant Jessi to schedule a follow-up "wet site" visit.
 - C. Lona will prepare the 2025 annual budget for review at the February meeting.
 - 1. Erin to email copy of Grass Doctor contract to Lona.
- VII. ARC Report: Doug and Dennis
 - A. Doug and Dennis attempted to contact the owner at Lot 67 to get the tent out of the yard. No one answered the door, a message was left on the video doorbell.

- B. Lona received a complaint from Lot 26 about the condition of the adjacent backyard (Lot 27). Dennis G does not think the yard is in any worse than “normal winter condition.” There was some discussion over the board’s authority to govern backyards.
 - 1. Dennis B asked the members if the ARC committee should bear the responsibility to enforce the CC&Rs.
- VIII. Member-at-Large Report: Debbie and Steve
 - A. No new Report
- IX. Greenspace Committee Report: Erin and Dennis Gale
 - A. Dennis discussed the new drainage system in Greenspace #1. The system should be able to manage the amount of leaves and water flowing through it without the need to clean it out regularly. He will continue to monitor the area.
- X. Bill announced that the next meeting will be on February 4, 2025. Erin moved to adjourn. Kristi seconded. The motion passed by a majority vote. The meeting adjourned at 8:28 pm.