



## **Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

February 4, 2025 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom.

Detailed minutes not recorded by the acting Secretary; below is a summary from ZoomAI:

### **Quick recap**

The team discussed the approval of the January board minutes, the need for continued recruitment of members, and the review of an invoice from an attorney. They also reviewed ongoing projects, including the playground equipment, sinkholes, and the financial situation of the homeowners association, with a focus on potential solutions to address increasing expenses. Lastly, they approved the annual budget for 2025, discussed the Architectural Review Committee, and reminisced about past events and neighborhood changes.

### **Next steps**

- Lona, Dennis, Debbie, and Hannah to meet and discuss how to approach rewriting HOA documents.
- Erin and Dennis to meet in the next 1-2 weeks to determine potential work party projects and dates.
- Debbie and Jesse to reschedule the wet site visit for the sinkholes later in February.
- Erin to follow up with One about concerns regarding some trees.
- Erin to schedule a playground committee meeting this month to begin looking at playground equipment options.
- Board members to prepare options and a strategy plan for budget increases to present at the annual meeting.
- Erin to check if non-compliance forms were changed to site review forms.
- Steve to check with Debbie on the status of Wes completing work in Green Space One (removing fence posts, redoing curb).
- Lona to send financial numbers to Brian for inclusion in the report.

### **Summary**

#### **Board Meeting Approval and Recruitment**

The meeting began with Lona expressing her reluctance to take notes, which was humorously acknowledged by the team. The main discussion revolved around the approval of the January board minutes, which was unanimously agreed upon. Earl joined the meeting late, and his name was corrected by the team. The team also discussed the upcoming board meeting on March 4th and the need to continue recruiting members. A discussion about an invoice from an attorney was brought up, but it was clarified that it was not from Dennis, but from Steve. The team agreed to review the invoice sent by Brent Howard from VF law.

### **Updating Documents and Scheduling Meeting**

Dennis, Lona, and Debbie are working on reviewing and updating documents with the help of an attorney. They had a video chat with the attorney in December and now need to schedule a follow-up meeting to decide on the next steps. The group plans to rewrite the documents themselves before seeking the attorney's input to save money. Lona notes that the attorney's fees are increasing, but the current invoice is within the expected range. The team aims to schedule a meeting with Dennis, Lona, Debbie, and Hannah to discuss the rewriting approach, though coordinating everyone's schedules is challenging.

### **Sinkholes, Playground, and Work Day Plans**

The meeting involved discussions about various ongoing projects and future plans. Erin and Dennis discussed the playground equipment, with Erin mentioning that they hadn't talked about it yet. Lona brought up the issue of sinkholes and the need for a wet site visit, which was tentatively scheduled for the 6th but was postponed due to lack of rain. The team decided to reschedule the visit for later in February. Erin mentioned that Debbie had been working with Jesse, an environmental consultant, to gather information about the sinkholes. Dennis suggested that Jesse's input could be used to negotiate with West, who had previously been involved in fixing the drainage system. Erin also mentioned that she would add Dennis to an email chain involving Jesse and Debbie. Lona mentioned that work days would be scheduled further into the spring for tasks like removing blackberry bushes and dead trees. Erin and Chris planned to meet to determine which projects they would present to the board for work parties. Lastly, Lona mentioned that she had completed her deliverables for the month.

### **Association's Financial Struggles Discussed**

Lona presented a financial overview, highlighting that the association is slowly going broke due to a lack of long-term expense fund and increasing expenses. She proposed two potential solutions: either continue to add to the long-term expense fund or raise dues. Lona also discussed the need for maintenance and potential legal fees. Dennis suggested a third option, a special assessment for capital improvements, which would require a vote from all homeowners. Erin and Brion agreed that a survey should be sent out to homeowners to gauge their preferences on the matter. The team also discussed the potential need to raise annual dues in the near future.

### **HOA Dues, Expenses, and Budget Discussion**

The meeting involved a discussion about the potential increase in Homeowners Association (HOA) dues and the management of community expenses. Brion suggested that the last assessment increase was easily sold due to the significant increase in gas prices. Erin noted that the HOA dues have only increased twice in the 11 years they've been in operation. The team also discussed the cost of maintaining community amenities like the basketball court and playground, with Brion suggesting that the playground might not be worth the cost due to low usage. Erin proposed sending an email to the community to gauge their thoughts on these issues. The team also discussed the budget for the upcoming year, with Lona revealing that they carried over \$13,871 from 2023. The cost of mowing and other expenses were also discussed, with the team considering the need for a new contract for green space maintenance due to rising costs.

### **Green Space Maintenance and Finances**

The team discussed the maintenance and financial aspects of their green spaces. They considered reducing the frequency of mowing certain sections to allow for natural growth, but were concerned about potential issues with drainage and equipment maintenance. The idea of increasing dues to alleviate financial problems was also discussed, but it was deemed unsustainable. The team also discussed the importance of maintaining a long-term expense fund, with a suggestion to aim for a \$7,500 float. However, they acknowledged that their current expenses were exceeding their income, and that even depleting the long-term expense fund would only buy them a few years. The possibility of lobbying for a \$10 a month increase was also brought up as a potential solution.

### **Homeowners Association Financial Challenges**

The team discussed the financial situation of their homeowners association, with a significant portion of their budget going towards maintaining the green space. They considered various options to reduce costs, such as reducing the area to be mowed, turning part of the property into a community garden, or even selling off parts of the land. They agreed to present these options at the annual meeting, along with a plan to address the budget increase. The team also discussed the possibility of increasing dues or implementing a special assessment, but decided to postpone any decisions until the annual meeting. They acknowledged the need for a realistic approach to their financial situation and the necessity of communicating this to their neighbors.

### **Annual Budget Approval and Updates**

The meeting revolved around the approval of the annual budget for 2025. Lona was commended for her work in preparing the budget, and after a unanimous vote, the budget was approved. The Architectural Review Committee was also discussed, with Dennis and Doug reporting no activity. A proposal for a home hair care facility was rejected due to non-compliance with the community's CC&Rs. Lastly, there was an update on the non-compliance forms, which were changed to site review forms. The team also discussed a follow-up attempt to contact a neighbor about their backyard tent, but no response was received.

### **Neighborhood Updates and Union Finances**

In the meeting, Dennis, Lona, Erin, Doug, Earl, Brion, Steve, and Kristi discussed various topics. They reminisced about the past, including the history of the Corner House and the changes in the neighborhood. They also discussed the street lights and the ongoing work on the power lines. Steve mentioned that the fence posts need to be removed and the curb needs to be redone in the green space area. Erin shared her experience with her kids' basketball season and her plans to organize a project list for work parties. Lona provided an update on the financial status of the Union, stating that they have \$25,414 in their checking account and \$15,049 in their long-term expense fund. The conversation ended with a discussion about the upcoming meeting on March 4th.