



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

March 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 various site maintenance issues, including uneven ground, sinkholes, and erosion areas, and considered using gravel as a cost-effective solution. They also reviewed their financial status, discussed future projects on playground equipment, and touched on the need for a rate increase for their dues. Lastly, they discussed the payment for lawn mowing services, the upcoming renewal of the green space mowing contract, and the need for a newsletter to remind members of upcoming projects and approvals.

Next steps

- Debbie to reach out to Leah about WES potentially paying for gravel to fix erosion issues.
- Dennis to get pricing on one-inch minus gravel.
- Dennis to send an email to Lona and Hannah to schedule a meeting about CCNRs and Bylaws.
- Erin to reach out to playground equipment companies for information and pricing.
- Erin to organize a meeting for the playground committee.
- Erin to do some blackberry trimming in the green space.
- Dennis to help Erin locate property lines using his metal detector.
- Board to add discussion of HOA dues increase to the next meeting agenda.
- Doug to remind Bill about the upcoming newsletter.
- Erin to contact the lawn maintenance company about missing bills and confirm payment schedule.
- Erin to do a green space walk and touch base with the lawn maintenance company in the next two weeks.

Summary

Gravel for Uneven Ground Repair

Debbie reported on her on-site meeting with Jesse Runyon, an environmental engineer, who recommended using one-inch minus gravel to fill in the uneven ground and sinkholes at the site. This would be a cheaper and easier maintenance solution than using river rocks. The gravel would need to be replaced over time, but it would not wash away immediately. The team agreed to measure the area to determine the exact amount of gravel needed. Dennis suggested that the issue was a result of the original repairs not being completed properly, and that the current situation was a continuation of the original problem. The team did not decide on whether to repair the site now or wait until it's dry.

Gravel Solution and Basketball Fence

In the meeting, Debbie proposed asking WES to pay for gravel to be spread in the erosion areas, with the idea of using it as leverage to get them to fix the issue. Lona suggested a two-prong approach, with immediate action to spread gravel, and then reaching out to Wes. Debbie agreed to reach out to Leah to ask for their contribution. The team considered ordering gravel in preparation for a work party to spread it. They also discussed the basketball situation, noting that the mowers didn't mow inside the orange fence, and that the fence needs to be removed soon. Dennis offered to get a price on gravel and suggested using river rocks first, as they are readily available.

Board Meeting Minutes and Updates

The meeting attendees approved the meeting minutes. There were no updates on new possible board members, and everyone agreed they were all too busy to join. They also discussed the need to update the CCNRS and Bylaws, but have not met to discuss it. A suggestion was made to set up a meeting to start this process.

Playground Equipment and Property Line

The team discussed future projects on playground equipment. Erin plans to reach out to a company for information and tutorials, and to the people who put in the last one to gather ideas. She also wants to organize a work party to trim blackberries. Dennis offered his metal detector to help locate their property line. Kristi shared her progress on clearing blackberries on their side and plans to continue. They also touched on plans for basketball season and baseball.

Team Discusses Rate Increase and Financials

The team discussed various topics, including the need for a rate increase for their dues, the upcoming renewal of the green space mowing contract, and the quietness of the Architectural Review Committee. They also discussed the need for a newsletter to remind members of upcoming projects and approvals. Additionally, there was a discussion about the need for deck repairs at one of the team members' houses. The team also reviewed their financial status, with a total of \$30,069.62 in their checking account and a year-to-date income of \$23,585.25.

Lawn Mowing Payment and Service Discussion

In the meeting, Lona and Erin discussed the payment for lawn mowing services, with Lona unsure if they had paid for the services in the past month. Erin decided to reach out to the service provider for clarity. The discussion also covered an agenda review and a brief mention of the upcoming spring. The meeting was then scheduled for the first Tuesday of April.