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

November 11, 2025 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom.
Board members in attendance: Lona Azar (Treasurer), Dennis Brokaw & Doug Lux (ARC), Dennis Gale (Greenways), Debbie Hollen & Brion Kidder (Members-At-Large).

President and Secretary roles vacant.

Meeting started 7:01pm; Brion acting as scribe.

Topics:

1. ACC Dennis B. & Doug Some ACC requests but Dennis noted they are coming in last-minute, leaving the ACC little time to respond. These included a roof request for lot 29 and a paint request for lot 9. Lona suggested sending a notice to members that the ACC need a week advance notice at a minimum; for reference the CCRs require 30 days.

2. Treasurer Lona reported the HOA's financial status as follows:
    a. $9,389.12 checking
    b. $10,000 in contingency reserve
    c. $15,068.10 long-term expense fund
    d. $9,035.40 expenses last month, note we did tree trimming and paid Grass Doctor
    e. $25,626.79 year-to-date expenses
    f. $25,774.05 year-to-date income with 65 members paid in full and 1 partial dues payment.

3. Greenspace Dennis Gale
    a. Two large pine and a willow tree were removed as part of the recent tree trimming work.
    b. Landscape contract comes due in April
    c. Is Denessa onboarding to work with Juan? Kristi has not contacted Denessa yet (action item from previous meeting).
    d. Dennis to remind Juan to pay attention to keeping the drains clear, especially now that leaves are falling.
    e. Lawnmower robots about $6300 apiece, neighboring golf course suggested we need three, one for each course; Dennis to continue to explore Cress models.
    f. We are still saving up funds to cover the cost of replacing the playground equipment; in the interim Dennis Gale to inspect them for possible hazards.

4. MAL Debbie no topics

5. webmaster Brion no topics

6. Voting for next year officer assignments
    a. Debbie motion to make Kristi Pres, Lona second, motion passes unanimous
    b. Debbie motion Brion as secretary, Lona second motion passes unanimous
    c. Brion ask Steve Klein if he's ok with VP (done, he accepted VP)

Brion motion to adjourn, Doug seconded, motion passed unanimously. Meeting adjourned 7:35pm. Next meeting December 2nd as scheduled.