



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

December 2, 2025 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom.

Board members in attendance: Kristi Meyer (VP), Lona Azar (Treasurer), Doug Lux (ARC), Denessa Tompkins, Dennis Gale, Erin Geist (Greenways), Debbie Hollen & Steve Klein (Members-at-Large). President and Secretary roles vacant until the new term begins in January.

Kristi started the meeting at 7:00pm; Zoom AI notes and Brion Kidder watched the replay to capture minutes.

Topics:

1. The board welcomes Denessa back to help with greenways.
2. Kristi to follow-up with Brion to finalize the slate of incoming officers for 2026 (Brion followed up by email to the BOD 12/8/25).
 - President Kristi
 - VP Steve
 - Secretary Brion
 - Treasurer Lona
 - MAL Debbie
 - Greenways Denessa, DennisG, Erin
 - ARC Doug & DennisB
 - Webmaster Brion
3. Greenways
 - a. Erin no updates other than Grass Doctor mowed last week.
 - b. Denessa – Grass Doctor may need reminding of additional duties they should perform during winter months when they mow less (trim bushes, and trim trees to 6' above ground level).

Denessa to review the contract, which comes up for renewal 30 April 2026, and seek apples-to-apples bids for consideration.
 - c. Dennis – talked to the robotic mowers suppliers. He has observed them mowing in the golf course in the rain, and they seem to mulch while mowing so it looks tidy. Another benefit is they keep the weeds cut low so they don't have a chance to grow.
 - i. One brand is Sun Seeker, and the golf course uses a more commercial model. Generally a five-year warranty and probably a ten-year service life.
 - ii. Lona – if we can get one mower to try it out, it could reduce the cost burden of Grass Doctor mowing the rest.
 - iii. Dennis these are growing in popularity, so the price point may improve along with the technology.

- iv. Debbie – we may be able to get a willing homeowner to provide electrical power until we decide to hard-wire a dedicated outlet.
 - v. Doug asked if there is a lease program as an alternative to buying outright. Dennis to inquire.
 - d. Kristi asked if the area at Craig Irwin's fence has been maintained. Dennis confirmed it was trimmed in late summer.
- 4. ACC Doug nothing to report.
- 5. Member-At-Large Debbie nothing to report.
- 6. Treasurer Lona reported the HOA's financial status as follows:
 - a. \$7,432.12 checking
 - b. \$10,000 in contingency reserve
 - c. \$15,070.16 long-term expense fund
 - d. \$2,242.53 expenses last month, some of it renewal of the PO box, some for greenway maintenance, etc.
 - e. \$27,869.32 year-to-date expenses
 - f. \$360 income with 66 members paid in full and 1 partial dues payment
 - g. Lona preparing the invoices for 2026 dues.
 - h. Board discussion about potential shortfalls, when or whether a dues assessment should be considered, alternatives and ideas for some of our aging infrastructure (the bus stops, the playground, etc).
- 7. Debbie – we should improve our communication to the members. We collected around 70 of the 75 homeowner members' email addresses.
Erin – check with Brion for the sign-in sheets from the annual meeting for any new email addresses.

Kristi motion to adjourn, Debbie seconded, motion passed unanimously. Meeting adjourned 7:41pm.