



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

January 6, 2026 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom.

Board members in attendance: Kristi Meyer (President), Steve Klein (VP), Brion Kidder (Secretary), Lona Azar (Treasurer), Dennis Brokaw & Doug Lux (ACC), Erin Geist (Greenways), Debbie Hollen (Member-At-Large), and guests Rick Torrey and Michael McCaffrey.

Absent: Denessa Tompkins, Dennis Gale (Greenways)

Kristi started the meeting at 7:00pm.

Topics:

1. The board welcomes guests Rick and Michael, who offer to volunteer on the ACC. Everyone gave a short self-introduction.
2. ACC report:
 - Doug and Dennis no new topics
 - Dennis reported the homeowner has removed the boat and trailer from their driveway following a letter from the HOA.
 - No visual change in lot 73 encroachment repair; watch for progress as winter winds down
3. Greenspace:
 - Erin - need to check in with Denessa and Dennis Gale on getting bids for the lawn maintenance.
 - Dennis B - the gravel we put down by the playground is holding, we should ask for more this summer. Debbie will ask WES for another load after weather dries out.
 - Lona asks if cleaning the street drain grates is in the Grass Doctor contract, because they aren't being cleared of debris. Erin to check but suggests that it probably isn't a part of the contract.
4. MAL Debbie
 - Visual inspection at the drainage behind Kristi where WES did their piping repairs--it appears to be a successful fix.
 - The blackberry brambles will need pruning when possible. Erin to try to add it to the new contract.

5. Secretary Brion

- Do we need a vote in the volunteers? Debbie pointed out the ByLaws state only officers require votes, but not committee members, so no. Brion to add Rick and Michael to the website Board page and also update the ACC change request form. (20260109 this is complete)
- Our website renewed in January, it comes with storage, domain, free SSL certs, and the mailboxes.
- Debbie asked if we can get a volunteer to draft a newsletter. Brion suggested we use the HOA push mail list since it's free with our hosting. Brion to send out a message asking if someone wants to volunteer to create these kinds of regular updates to the members.

6. Treasurer Lona

- HOA's financial status as follows:
 - \$5,744.12 checking
 - \$10,000 in statutory contingency reserve
 - \$15,072.29 long-term expense fund
 - \$4,075.50 expenses last month, some of it renewal of the PO box, some for greenway maintenance, etc; year-to-date expenses \$31,944.82
 - \$92.50 income; year-to-date income \$26,614.57
 - 66 members paid in full, one partial, invoices for 2026 dues sent
- Debbie asks if we can put our long-term saving and statutory reserve in a higher-yield savings account or CD. Lona to explore with OnPoint Credit Union. (20260109 this is complete)

7. Increased Police Activity in Neighborhood

- The group discussed increased police presence in their neighborhood over the past weekend, with multiple reports of police activity including officers pounding on doors and conducting drive-bys. Several residents, including Doug and Lona, observed police activity near their homes, with Lona noting that officers appeared to be focusing their efforts between Dennis' house and the green space. The exact reason for the increased police presence remained unclear, though Dennis mentioned seeing police cars with their lights flashing at Tom Thumb Court.

8. Lona raised the topic of political signs and Oregon Revised Statute 94.550.

- Oregon Revised Statute (ORS) 94.55 doesn't directly regulate year-round political signs; instead, state and local rules vary, with election laws focusing on temporary sign placement (e.g., weeks before/after elections), while local ordinances (city/county) and property rules (like HOAs) govern size, location (private property vs. right-of-way), and removal deadlines, with no state law mandating year-round display, and local rules often restricting them to election periods.
- Because Oregon allows reasonable rules but limits outright sign bans, the Board consensus was not to enforce VVV CCR Article Five, Section 1(g) Signs when it comes to political signs.

9. Steve motion to approve minutes from the last minutes, Erin second, unanimous approval.

10. Erin motion to adjourn 1940, Doug second, unanimous approval.