



Vista View Village Homeowners Association

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

February 3, 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), Denessa Tompkins & Dennis Gale (Greenways), Debbie Hollen (Member-At-Large), and guest member Adam Weinstein.

Absent: Dennis Brokaw, Doug Lux, Michael McCaffrey, and Rick Torrey (ACC), Erin Geist (Greenways).

Kristi started the meeting at 7:03pm.

Topics:

1. The board welcomes guest Adam Weinstein, neighbor to Debbie Hollen, Michael McCaffrey, and Brion Kidder.
2. Brion motion to approve January minutes as drafted, Lona second, motion passed unanimously.
3. VP Steve – no topics to report.
4. Greenspace:
 - Denessa & DennisG – we have a plan to seek bids for the contract renewal. Meanwhile Denessa to contact Juan (Grass Dr) to request extension of current mowing contract on a month-to-month basis for up to 3 months.
 - Dennis shared details about his ongoing investigation into automated mowing options, noting that while the equipment was expensive, a cheaper version might be suitable for smaller lot 2, which is 0.6 acres. The estimated cost for this option was around \$5,200, not including electrical considerations. We could ask an adjacent homeowner to provide power during the trial before installing a dedicated power source.
 - The group further discussed the installation of automated mowers throughout the Association, with Dennis explaining that each unit costs approximately \$13,000 and would require an electrician to bring in power.
 - As a result, the board selected Greenspace 2 as a test location due to its challenging size and elevation. Denessa objected that the automated mower would not be able to do trimming around areas like fences and rocks. Denessa expressed further concerns about the additional costs and maintenance requirements, such as replacement batteries. Brion added that the batteries show online as very inexpensive.
 - Ultimately, the board decided to get bids for both small and large units, but primarily for greenspace 2. Denessa argued we should start in the most difficult greenspace to see if it's worth the trouble, and Debbie argued we could start with the easier areas and take the win to reduce the amount Grass Doctor has to mow in total.
 - Dennis to attempt to talk to references who are currently using the Kress Commercial mowers to gather real-world feedback.

5. MAL Debbie
 - No topics to report.
 - Thanked Adam for accepting her invitation to join tonight's meeting and potentially helping us communicate regularly with the homeowner members.

6. Adam introduced himself and volunteered to assist with periodic Newsletters.
 - Asks all board/committee/role holders to send him content/blurbs so he can compile and present to the members.
 - No cadence is set, but we could target March for the next newsletter.
 - Brion to include Adam in the board email group so he can communicate a deadline for submissions for the March issue.
 - Brion advised we also have a push email address that members enjoy receiving updates. We currently have 62 out of 75 homeowner members subscribed to the listserv at vvv-hoa@vistaviewvillage.org; Brion to send Adam details.

7. Treasurer Lona
 - HOA's financial status as follows:
 - i. \$20,571.28 in checking
 - ii. \$10,000 in statutory contingency reserve
 - iii. \$17,130.96 long-term expense fund
 - iv. \$3,880.69 expenses in January; year-to-date expenses likewise \$3,880.69
 - v. \$16,957.84 income; year-to-date income also \$16,957.84
 - vi. 45 of the 75 members are paid in full

 - Will provide a 2026 budget later this month to post to the Association website.
 - The action from the January meeting to put our long-term saving and statutory reserve in a higher-yield savings account is complete. Lona did this with OnPoint Credit Union on January 9th.

8. Secretary/webmaster Brion
 - Note to President and VP, the email addresses president@vistaviewvillage.org and vp@vistaviewvillage.org currently forward to your personal emails. If you would rather use the webmail option to access these mailboxes, let me know and I'll give you the details.

9. Debbie motion to adjourn, Steve second, unanimous approval. Meeting adjourned 7:38pm. The next meeting is scheduled for March 3rd.