



**Vista View Village Homeowners Association**

10117 SE Sunnyside Rd., Suite F538

Clackamas, OR 97015

April 7, 2026 - Vista View Village HOA Board Meeting Minutes

Venue: Zoom. Kristi started the meeting at 7:02pm.

Board members in attendance: Kristi Meyer (President), Brion Kidder (Secretary), Lona Azar (Treasurer), Dennis Brokaw, Doug Lux, & Michael McCaffrey (ACC), Dennis Gale & Erin Geist (Greenways).

Absent: Steve Klein (VP), Rick Torrey (ACC), Denessa Tompkins (Greenways), Debbie Hollen (Member-At-Large), and Adam Weinstein (Newsletter).

Topics:

1. Brion motion to approve March minutes as drafted, Lona second, motion passed unanimously.
2. President – nothing to report.
3. ACC:
  - Rick Torrey approved roof repair
  - Doug recommends a fine for members who don't give proper advance notice for changes or for violations like landscape eyesores. Dennis added it is a burden when a homeowner waits until the last minute, saying the roofer or painter or whatever will be coming tomorrow/next week or the like. Brion added it could be instituted as a late fee, a deterrent to giving less than the CCRs require for advance change application. Doug and Dennis to investigate proper method for instituting it.
4. Greenspace:
  - Dennis – talked to the robotic mower vendor about the viability of a solar charging station; they report the unit charges at different times throughout the day, and have not experienced any other users trying to charge via solar. They advised it really needs a wired AC outlet, which is cost prohibitive. Given these and other constraints of the robotic mower, the human landscape service is more appealing.
  - Need to check with Denessa on the status of the new landscape contract, as we are currently paying Grass Doctor on a per-visit basis. They have not raised the rates at this time.

5. Treasurer Lona

- HOA's financial status as follows:
  - i. \$10,326.63 in checking
  - ii. \$10,000.00 in statutory contingency reserve
  - iii. \$17,226.62 long-term expense fund
  - iv. \$1,846.48 expenses in March; year-to-date expenses \$5,494.17
  - v. \$1,828.83 income; year-to-date income \$24,326.67
  - vi. 65 of the 75 members are paid in full

6. Brion motion to adjourn, Doug seconded, unanimous approval. Meeting adjourned 7:30pm.

The next meeting is scheduled for May 5<sup>th</sup>.