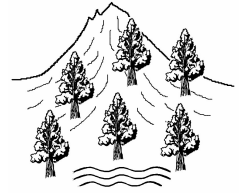


# Cascade View Estates Homeowners' Association



## Cascade View Estates – Quarterly Board Meeting

### Minutes

4th Quarter: 11-18-2025

[Approved 2-12-2026]

Convened 4:10 p.m at Sampson residence

**Present in person:** Chris Nielsen, President; Ann Sampson, Vice President; Brady Velikonja, Treasurer; Brian Hanson, Secretary;; Evelina Davidson, Bookkeeper;

**Present by phone:** Sean Neary, At-large

**Absent:** Matt MacDowall, Compliance Officer

#### Old Business:

Acceptance of meeting minutes from previous meetings. (Minutes circulated with agenda.)

Approved

Action items pending:

- Annual block party/yard sale idea
  - Proposed by Sally Griffin at the Annual Meeting We would support her organizing this if she was willing, but she doesn't appear to want to lead this effort. We may be too large a neighborhood for a yard sale. Those of us who have organized large picnics and pot-lucks could not imagine organizing a neighborhood-wide picnic or barbecue. This might be better organized by small groups for smaller areas, such as block parties, single street yard sales, etc. It is not something the Board plans to lead but will support efforts by others.
- Email database question.
  - We need one, but were not successful in getting many on the invoices for dues. We intend to include email-address requests on the ballot.
  - We will start accumulating them from ARC forms
- Welcome package for new homeowners?
  - Brady has put together a packet that includes a welcome letter and copies of documents from the web site. Previous compliance officers visited every new resident to deliver CCR and make contact, but Matt has not been asked to do that yet. We need to inquire if he is interested in doing that. Delivery by mail is alternative.

## **New Business**

- **Financial review:**

- Evelina provided an update to our finances.
  - Not a whole lot has changed. Net income 17k. Have received some outstanding fines. We have credit card payment capability now for those, not yet for the HOA dues but will have that for 2026.
  - We have not been fining at the rate we are supposed to according to the CCR. Should be \$50 first fine, then \$100 every two weeks. We have been continuing \$50 every two weeks, but will change to be compliant with the CCR in December.
  - We have one one homeowner with \$500 in fees for Yates property failing to properly conceal garbage cans. We let these get to nearly \$1000 typically before filing a lien, according to Sean's memory. (Need to remind them that the fines are going to \$100 every two weeks.
  - Largest expense all year was \$25160 capital improvement for fence repairs.
  - Dues will be \$110 next year, rounding up from 3% increase. We are still trying to find out if we can use the ballot to get permission to put in a large raise, in lieu of a special assessment that might be needed for landscaping. (See below.)
  - We should move another \$10k to reserve when the dues start coming in January. We did get an insurance check for some of the fence repairs.
  - We are getting bad interest rates on our reserve -- currently \$19/month interest on \$55k invested (roughly 0.4% interest). We could do much better. First Interstate is charging \$10/month for checking and charging us \$4 each for paper statements. After discussion of relationships we have cultivated and research already done, we voted to move to Summit Bank. Brady and Evelina will work that out.
  - Chris will work on the annual letter. Evelina is authorized to buy more stamps and be reimbursed.

- **Landscaping:**

- In our last meeting, we left a lot of discussion pending about the long-term needs of the commons area. Is there anything new to discuss here, or do we simply need to make sure it is top of our minds indefinitely? That included getting a legal opinion on if we can get approval of a larger dues amount or one-time levy via our proxy cards.
  - Dues increase would be a way to avoid someday having a special assessment. Most people are not aware of the cost of a special assessment. We should get an estimate on the cost of replacing the common area. We need to find out from the city about using water more wisely.
- Status of other maintenance projects as we approach winter.
  - Carlos (Benitez landscaping) has winterized the sprinkler and cleared the leaves. We need to tell city to shut off the water for the winter -- Evelina will do that. We turn it back on in April. Carlos has also trimmed some of the shrubs and removed a dead shrub. We will replant in spring.

- **Compliance Issues:**

- Compliance Officer report: Matt was not able to be here.
- Discussion of legal status of Additional Dwelling Units (ADU) and a possible attempt to turn one of our houses into a duplex.
  - Currently the house being converted to duplex doesn't have the second unit occupied so they are not out of compliance yet. Their attorney is reviewing. Fine of \$100 every two weeks for an apartment they might be renting for \$2k/month is not necessarily going to be enough to stop this, so we may need to spend on legal fees for an injunction. We will monitor this as an ongoing problem.
  - We had received an ARC to add plumbing to a currently electrified shed. We evaluated that as too close to being an additional dwelling unit (ADU), based on the fact that some minor appliances for cooking and refrigeration would make it into an ADU. We denied the ARC request. A neighbor has indicated that they are proceeding with the trenching and plumbing needed to ignore our ARC denial. We cannot see this from the street, so need more information from the neighbor. We also need to check with the City to see if permits have been granted, because no licensed plumber would do this work without permits. 3735 SW Xero Pl.
  - Pending Oregon legislation may prevent us from outlawing ADUs. This is not currently in effect and will be subject to more legal review, but we are aware of the potential problem.
- Status of known issues in the neighborhood
  - The recently burned house was slow to begin cleanup. A neighbor was concerned about burn smell and soot being carried down the hill during rain. Chris has talked to the owner and there were insurance issues that have been resolved. Remediation should start this week, and we will continue to monitor.

- **Traffic on Cascade Vista Drive**

- Crickets from the city. Emailed Mayor Ed Fitch; he has not responded. There is a side issue regarding his health and we will be patient.

- **Other items that may arise.**

- None brought up

Meeting adjourned at 5:30. Thanks to Ann for hosting.