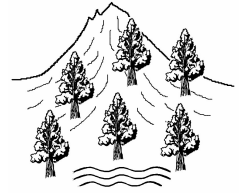


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

8-16-2024

10:00 a.m. at Hanson Residence

Approved at 11/4/2024 Quarterly meeting.

Present in person: Sean Neary, President; Ann Sampson, Vice President; Brian Hanson, Secretary; Brady Velikonja, At-large; Matt MacDowall, Compliance Officer

Present via telephone: Chris Nielsen, Treasurer

Not Present: Evelina Davidson, Bookkeeper;

Old Business:

- Acceptance of meeting minutes from previous meeting. (Minutes to be circulated with agenda.)
 - Approved
- Acceptance of meeting minutes from Annual HOA meeting. (Minutes circulated with agenda.)
 - Edits suggested, approved after amendments
- Action items pending: none

New Business

- **Financial review:**
 - John Seitter has passed everything to Evelina Davidson. We do not have a contract yet.
 - 39k in savings, 45k in reserve
 - We pay more taxes to Oregon than we get in interest.
 - We need to investigate moving the reserve fund to a higher interest rate account or CD.
- **Landscaping:** status of fence and maintenance projects
 - Sign is done. Rock has been laid. Lights need to be installed. May be some sprinkler repair in progress.
 - Tree roots are going to start causing us problems. Sprinkler repairs are expensive because lines are entwined with tree roots. The tree roots are destroying the lawn. The city requires the mow strip to have trees in it, and ours are too mature.

- At Cascade Vista Drive and Reservoir, there are two dead trees. We will need to have them cut down. We would rather build up the reserve than replace them at this time. We may not have adequately budgeted for the maintenance of the trees.
- We authorize sprinkler head replacement as needed.
- We have not been billed yet for the rock at the entrance sign and some of the work done there. We have been billed for taking two trees down, and will need two more removed. We need to make sure that the bills are emailed to Chris.
- Sprinklers in common area are starting too late —Starting at 6:00 and finishing 8:30 to 9:00 a.m. Will adjust start time to 3:00 a.m. so that it's done by 6:00.
- Trees that were excessively chopped in the common area have survived, but they no longer match all the rest of the trees. Should we overtrim more of the trees to make them look the same? We need to find out what percentage of a tree can be cut before it requires a permit. We plan to leave it alone for a year and see how much they come back.
- **Compliance Issues:**
 - The neighborhood has a lot of fences that should be stained or repaired. We should give notice in March that things need to be fixed before winter. Current notice has two weeks as a deadline, and that is impractical.
 - We have issues with lack of lawn maintenance with a house for sale on Cascade Vista Drive. A number of lawns are not in good shape this year — perhaps because of heat.
 - The Compliance officer doesn't know if fines get paid. Compliance office knows if problems have been taken care of, but not if fines are paid. We need to have that process streamlined. If lawns are in compliance, we don't add additional fines but we may have a late fee on fines.
 - House with the pond on Yew has gotten the yard green and did some pond cleaning, and then let it go again.
 - Cramer request for artificial turf — we want to see what they look like before approving.
- **Progress on speed control for Cascade Vista Drive**
 - We have not gotten anywhere with the City.
 - If we do a petition, we need a minimum of 143 homeowners to sign and these need to be done 21 days before an HOA Board meeting. May do this in October to prepare for December meeting. We have two-fold petition, first of which is we want a speed hump. Second one is agreeing to pay for a special assessment. Both of these are proxy statements that transfer the vote to Sean. Problem we face is that we don't get all homeowners when we go door-to-door because of renters.
 - People on CVD have a vested interest in this, but other streets may not care as much. We do not know if traffic calming on CVD will push traffic to other streets.
 - We can look into cameras and other traffic calming devices.
- **Adjourned at 11:20**