

Cascade View Estates Homeowners' Association



Annual Meeting, 18 May 2024, 9:30 a.m.
Chamber of Commerce conference room, 446 SW 7th Street, Redmond, Oregon

Minutes

(Approved 16 August 2024)

Meeting commenced at 9:30 a.m. with 11 owners represented.

1. Introductions and Board responsibilities

Voting: Sean Neary, President; Ann Sampson, Vice President;
Chris Nielsen, Treasurer; Brian Hanson, Secretary; Brady Velikonja, At-large
Nonvoting: John Seitter, Bookkeeper; Matt MacDowall, Compliance Officer
(Chris Nielsen and Matt MacDowall were not present)

2. Financial Statements and Reserve Account Review (John)

- General financial conditions. Review of earnings and balance sheets.
 - We have \$86k available in cash. We did not spend any reserve last year but have significant plans for this year that will be discussed.
 - Profit and loss are kept separately for Operations and Reserve. General expenses include a \$2k loss for the year — we will have to keep dues going up. Reserve: \$4k positive for the year.
 - At the end of March we have \$107k, which will be the high for the year because homeowners have just paid their dues and big expenses have not started.
 - Operations - \$1295 gain for the first three months. Expect possible loss of \$2300 for the year based on current budget estimates. Maintenance costs are weather dependent and cannot be perfectly predicted.
 - Revenue sources besides dues: a lot of the income an HOA relies upon are late fees and sanction fines. Some years these are very high, but this year have been low. We also have title transfer fees, currently \$250 per sale, which is paid by the new homeowner, not by the current resident. Not much activity this year because of the slow housing market.
- Current liens.
 - We have no property liens at this time.
- Current status of dues.

- Only one person still hasn't paid dues for this year, which is good. Sometimes homeowners, as opposed to renters and occupants, are hard to find.

- Reserve study.

- State requires us to put a certain percentage of our income into a Reserve fund. We have had a Reserve Study done March 20, 2024 that indicates we're doing OK. Anything done to improve the Common Area is paid out of the Reserve.

3. Remarks by the Board – accomplishments in 2023/2024 and plans for 2024/2025 (Sean unless otherwise noted. "Q" indicates question or comment from the membership.)

- The Board thanks John Seitter for 16 years of service as our bookkeeper and wishes him the very best as he plans his retirement. We have made an offer to a new bookkeeper, Evelina Davidson, who will keep costs similar to what they have been.
- Replacement of Reservoir Drive fence has begun but has been deferred in recent years because of high material costs. We replaced the west 1/3 in 2019, with the plan of doing an additional 1/3 each year since then. Material prices went sky-high during the pandemic, so work has been deferred. The fence has been inspected by a professional fence builder, and we do not have any issues that *require* us to do work immediately, so we are not planning any replacement work this year.
- Trees along Reservoir Drive are the responsibility of the HOA, and there has been some damage this year because of misunderstandings by homeowners and miscommunication by the City.
 - City gave some homeowners on Reservoir Drive notice about trees that were hanging over the sidewalk too much. Those trees are the responsibility of the HOA, not the individual homeowners. When we found that the City had been notifying homeowners, we contacted both the City and the homeowners to let them know it was the HOA's problem. Before we got to that, at least two homeowners had taken action on their own, and there are eight overly trimmed trees, four of which may not be viable.
 - We contracted Four Brothers tree service and they trimmed the rest of the trees to be in compliance with the City's rules.
 - We will need to have a discussion with the homeowners, because if those trees are dying, the city will require us to remove and replace them, and that will be a considerable expense, which should be the responsibility of the homeowners who damaged HOA property.
 - Q: My main concern is with the roots the trees send into our lawns. I am constantly having to cut their roots to be able to place my sprinkler heads.
 - Q: If the trees are watered with sprinklers, that forces the tree to put out surface roots. Trees need deep watering to put down taproots.
 - Q: Are there any plans for the HOA to shorten the trees to preserve views?
 - Sean: No plans. There are no view easements.
 - Q: Will the city specify what kind of replacement tree?
 - Brady: There are two types of trees along Reservoir.
 - Sean: The trees in the common area are in an easement exclusively controlled by the HOA. All tree removals in the neighborhood require HOA approval, and when we put in an order for new trees, we will specify what kind.

- Bids are being sought for rehabilitation of sign and plantings at Reservoir Drive and 36th Street entrance, as well as constructing a new sign at the Reservoir Drive and Cascade Vista Drive entrance.
 - Ann: Sign at 36th and Reservoir has been there since 1995 and is in need of repair and remodeling. Work will start next week. The slab will have mountain outline sandblasted and painted. [A picture of the proposed sign was circulated.] Letters will be black aluminum. We are going to keep as many plants as possible. Some lights are currently broken and will be repaired. Some of the boulders will be removed. We are replacing the wood mulch with caramel-colored rock, which should help keep dogs out. There will be an area for flowers in the summer. The bricks are going up next week, and the slab is in the hands of the fabricator. We have City of Redmond permits. We hope to have it done by 4th of July.
 - Sean: We are now allowed to put up a second sign. If finances allow, we plan to put one on Cascade Vista Drive and Reservoir. Ann has been working on this for a year and a half.
- Traffic issue: Cascade Vista Drive is a cut-through, and people, mostly from out of the neighborhood, go way too fast. Michael Sampson has been working with Redmond Public Works on our behalf.
 - Mike: We had a meeting March 14 with Public Works. The new police chief and the only traffic enforcement officer were also in attendance. A response letter on May 1 suggested that they will put up radar again, which has been worthless in past. Traffic control options are speed bumps, speed humps, and speed tables. A speed hump is designed to keep traffic to 25 mph, which is the speed limit on Cascade Vista Drive. City's position is that it damages the snowplows and is hard for emergency vehicles. Our proposal is to put in 3 speed humps.
 - Sean: City owns the streets and it should be a City issue. Do we want it bad enough that the neighborhood will pay for it? We are gathering signatures for a petition to the City, but we may need to have a special assessment.
 - Q: Will this divert traffic to other streets in the neighborhood? We already have too much speeding on Xero.
 - Sean: Maybe we should take a more holistic approach.
 - Q: What is the approval process for a special assessment?
 - Sean: We need 75% approval from homeowners, not renters.
 - Q: Will the humps be continuous, or will there be gaps for getting through them?
 - Mike: They can be continuous or not. Specifics are not determined yet.
 - Q: It's legal for municipalities to put up speed cameras and mail bills for tickets. We should be pushing that on city council. There are companies that will do this for a percentage.

4. Results of Proxy voting

- 89 votes were received, with 5 abstentions and 4 disapprovals of our actions.
- Chris Nielsen is reelected Treasurer.

5. Open session for questions/concerns

- Q: I would like to thank you because I had horror stories about HOAs before moving into a neighborhood with one, but this is taking care of the neighborhood. People are taking care of their lots.
- Sean: We try to avoid nasty letters and just keep polite reminders. There are some people doing an outstanding job with landscaping. Only a few need reminders.

- Q: Consider a quarterly postcards with information and awards — better communication with the neighborhood would be nice.
- Sean: We could perhaps do more announcements on the web site. Note that we have a new website and it is being maintained regularly.
- Q: Two neighbors had items stolen out of cars. Somebody is getting into unlocked cars.
- Ann: An entire tool trailer was stolen from a worksite on Cascade Vista Drive.
- Q: We are supposed to keep vegetation off side walks, and that is not well enforced.
- Q: Cheat grass is an invasive weed and should be kept out of lawns.

Meeting adjourned at 10:45 a.m.