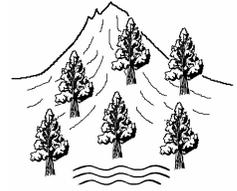


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting

Minutes

3rd Quarter: 8-12-2025

[Approved at 4th Quarter Board Meeting, 11-18-2026]

Convened 4:15 p.m at Hanson residence

Present: Chris Nielsen, President; Ann Sampson, Vice President; Brady Velikonja, Treasurer; Brian Hanson, Secretary; Sean Neary, At-large; Evelina Davidson, Bookkeeper;

Absent: Matt MacDowall, Compliance Officer (reported by email)

Old Business:

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

Action items pending: none

New Business

- **Financial review:** Evelina provided an update to our finances.
 - Presented us with January to July profit/loss statement. We have \$19k balance.
 - We have changed accounting to add \$25k in capital improvements to our overall assets because of work done on the fence. We will depreciate that over seven years. Overall assets stand at \$96k.
 - There were some extra landscaping expenses because of problems with our irrigation timer (discussed under Landscaping below).
 - We have not transferred anything between regular and reserve lately.
 - We have had a difficult situation with Lisa Jorgensen's dues payment, which had accumulated late fees because she lives in Arizona now and did not inform us that she no longer lives at her listed address in the neighborhood. Her son lived in the house at the time of the dues statement, and he apparently did not see fit to pass it on. We have forgiven some but not all of the late fees. There was a problem with the first check received from Western Title, but we have now received a replacement and are about to resolve the issue.
 - We have been approached by Summit bank about moving our banking to there, with potential better rates for a nonprofit. (New bank branch in the triangle where Canal Blvd splits into the 5th and 6th St. one-ways.) We will look into that, recognizing that we are

not formally a non-profit. They are mostly just for business, and several on the Board have a good impression of the officer who approached us. Sean suggests looking into it but not moving until end of year so we can use the new accounts for 2026 dues.

- We have not yet been able to get signatures changed at 1st Interstate — person who does that was away when Brady tried. Soon.
- **Landscaping:**
 - We had to install a new timer for the irrigation system. This required a new electrical system, as the old one used a wire going under Cascade Vista Drive and replacing it in kind would have required digging up the street. We now have a solar panel that charges a battery.
 - A contractor working for the City messed up some of the sprinkler system. Carlos (our landscaping contractor, Benitez Landscaping) repaired this and has been reimbursed by the contractor without requiring our involvement.
 - We have one patch of brown grass, and Carlos is going to put in a taller sprinkler head to reach it.
 - We would like Carlos to put in two new shrubs to replace one that had to be removed. He will probably suggest deferring this until spring.
 - We expect issues that have long been simmering will have to be dealt with some day. The common area was established 30 years ago. The initial layout and our HOA financial structure were not designed for the day when the trees would need to be replaced. The trees we have are thirsty and the City would like us to reduce water usage. Tree roots continue to spread, partly because of poor decisions in the design of the irrigation system. These are currently causing problems for the homeowners behind the fence, They also impede any changing or repairing the sprinkler system. Eventually, they may affect the sidewalks.

We expect that eventually the current trees will need to be completely removed, stumps ground out, and roots dug out. This will, of course, require the entire replacement of the irrigation system, which should be redesigned around what is replanted.

We need:

- City expectations for what we plant in replacement, such as can we get by with shrubs or landscaping other than a row of trees?
- A rough idea of what this is all going to cost.
- Legal opinions on what we will need to do to get a special assessment on the homeowners or a one-time much larger increase in dues than the 3% in the by-laws.
- Chris will look into City requirements. Sean will look into rules that affect our ability to raise money.
- **Compliance Issues:**
 - Compliance Officer report, email from Matt:

I attached a photo of a house on Cascade vista that was recently painted yellow with electric blue trim. Not sure if this was approved. I believe the folks that are fighting back and forth with us about the garbage enclosure still need to be fined. The people on Yew Lane need to be fined for their yard. These are the same folks that we fined previously and have not ever really been in compliance. I still need a notice

created to put on people's doors about their paint and stain. There are a few other houses I am going to notify this week about their yards etc.

- We have determined that the house painted yellow and bright blue did have an approved ARC, but the colors shown on the swatches and the description of "French Country" do not look like the blue on the current house, and we would not have approved if we had seen the current state of the house. We will discuss repainting the trim with them.
- Yew Lane lawn is improved, but the pond has gone to green slime again and the lawn is not good. Also, they are letting plums fall all over again. There is another house, on the intersection of CVD and 35th Pl, with plum issues.
- Using planters as a screen for dumpsters (3110 CVD) is not OK with us. They do not have the screens out all the time anyway. We have complaints from a neighbor about the condition of the house and lawn, but putting the dumpsters away properly is what we are dealing with for now.
- We need to send letters to people who should be maintaining fences. There are quite a number in the neighborhood that could use a coat of stain, possibly after power washing.
- After a decent interval, we should contact the owner of the newly burned house about their plans and if there is anything they need from us.
- **Traffic on Cascade Vista Drive**
 - Chris, Ann, and Brian attended a City Council meeting at which Chris addressed the council about our speeding issue. We got a reasonably positive response. Councilperson Jay Patrick, who lives in our neighborhood but not on CVD, affirmed our statement. No response from the city yet. Chris talked to Councilperson Clifford Evelyn yesterday, wondering when the city is going to get back to us. We are not aware of any action.
 - City is not in a position to add budget items for speed bumps. We just keep putting our requests in and hope they are listening.
- **Miscellaneous discussions**
 - We might like more attendance and participation at the annual meeting, and want to make the drawing for dues and refreshments more prominent in the meeting announcement. Possibility of combining a block party with annual meeting was rejected as impractical and we cannot guarantee good outdoor party weather in early May.
 - The idea of a large combined or coordinated yard sale could be a unifying thing, but it is beyond the scope of the Board's business to actually organize one.
 - Annual block party seems like a good idea, perhaps in one of the cul-de-sacs or one of the dead-ends off of CVD. We will start talking about this as something for August 2026.
 - Email address database possibilities. Brian used to work with John Seitter on this in the annual dues statement, but response was so poor (maybe a dozen per year) that they gave up on it a couple of years ago. We could try again, perhaps asking for email addresses on the proxy cards and accumulating email addresses from ARCs. All agree that it would be very nice to have a complete email database, but gathering that will take effort.
 - We should have more of a welcome package for new homeowners. Brady can put together a letter, include an ARC form. Letter should include the annual schedule: when will you get a dues notice, when is the annual meeting, where to find our website, where to find the trash collection website, etc.

- Winter board meeting tentatively scheduled November 18 at 4:00 p.m., Ann volunteered to host. Brian will send the usual 30 days in advance notice to make sure this is still OK with everyone in mid October.
- Adjourned at 5:30