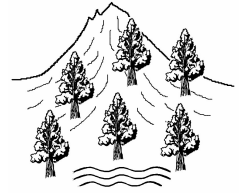


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting

Minutes

1st Quarter: 2-12-2026

[Approved at 2nd quarter meeting, 5-9-2026]

Convened 4:00 p.m at Hanson residence

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

Present by phone: Ann Sampson, Vice President

Absent: Matt MacDowall, Compliance Officer

Old Business:

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

Approved

Action items pending:

- None

New Business

- **Financial review:**
 - Evelina provided an update to our finances. Balance and Profit-&-Loss statements were distributed. We have \$22k in accounts receivables, mostly dues coming in. Fines and fees are still being assessed. We need to look up what the size of the accumulated fine is before we do a lien. We have \$56k in reserve, which leads us to consider more activity on the common area (see below). Our money market account is providing a good return.
 - Invoices to the membership were sent out late December. However, we attempted to save postage money using a bulk mailing, and this did not work very well, as some invoices were very much delayed and some may still be going out. We are deferring all late fees for at least a month. We will look into other ways of saving postage money next year, but will not repeat this experiment.

However, what has been very popular is the online payment system. It really isn't totally online yet but requires phone intervention. Compared to snail-mail of a paper check, this is going to be the future and we will keep working on the details.

Various inquiries have been about whether the invoices could go out by email, and the

payments via the semionline system may provide us with email addresses in higher frequency.

- Insurance premiums are going up, as usual.
- We previously discussed moving some accounts to Summit Bank. Brady and Evelina will make an appointment and open accounts.
- Last reserve study was March 2024. They need to be every three years so we are good for now, but discussing this needs to be on the agenda for Fall 2026 meeting.

- **Landscaping:**

- We have had ongoing discussions of how to finance a major cleanup and replanting of the common area.

There was a meeting involving Ann, Chris, and a North of West landscape architect. Ann suggests we should not be doing anything until we must, because we just don't have the money to do it right yet. Chris & Ann also met with Maria Ramirez from the City of Redmond. City wants us to pay \$500 for each tree we remove without replacement, as a fine for removing trees. But they want us to reduce water usage. We are of the opinion that the City is asking for two incompatible things and we should re-contact them to see if we can get this done under their water-use reduction goals.

We have pointed out that the tree roots are starting to kick up the sidewalks, replacement of which would be another significant expense. The City said that the trees we wanted to put in weren't going to save water. We brought up using bubblers instead of sprinklers. We are not getting a consistent or coherent response from the City.

- We do not know what the complete cleanup is going to cost, but there is no way we can cover it soon within the rate increases we are allowed without a major dues increase (which we are not allowed) or a significant special assessment. We need to warn the homeowners what we are going to be facing. Explaining this will be a significant element of the spring Annual Meeting (discussed below).
- As we approach spring, Ann needs to call Evelina about turning on the water when the time comes, via the City, and then Carlos (Benitez Landscaping) will start up the irrigation.

- **Compliance Issues:**

- Compliance Officer report (via email in advance) was that new minor violations were being complied with in a timely fashion. Most of our homeowners are doing their best to comply with the CC&Rs and are fixing issues that are called to their attention. We are happy about that.
- There are three projects under dispute regarding the definition of an Additional Dwelling Unit (ADU) and the idea that any other place that is separately livable (i.e., what is often called a mother-in-law apartment) could become separately rentable. The CC&Rs are quite clear that while lots in CVE might have more than one occupier, there shall be one owner or one renter, and no multifamily occupation. A basement made into a completely separate rental unit does not fit these requirements. A separate shed equipped with plumbing and electrical connections (especially including a toilet) may be considered as an ADU because once appropriate plumbing is included, a "kitchen" could be an air-fryer/microwave, an induction hot plate, and a tiny refrigerator.

If the sheds proposed have plumbing at this level, it becomes a problem for the HOA to determine if the uses proposed are less than an ADU. Why does an art facility require a toilet? Why does a golf simulator require a toilet? These raise the concern that the

intended use require customers or clients, and in that case the violation of the CC&Rs is absolute and unquestionable. If a mother-in-law basement apartment has been advertised as a multiplex, that is also an absolute and unquestionable violation.

- We have received letters from lawyers in a couple of these cases. In order to deal with responses at this level, we have approved a \$5k retainer to the firm of Frances, Hansen, & Martin -- a law firm that has experience with cases of this type.
- **Traffic on Cascade Vista Drive**
 - Development down the hill (underneath the power lines) has been sold. Pahlisch is developing. They may be willing to pay for some speed bumps to get access to one of the stub streets. We have no further developments, but we will be very carefully monitoring this situation.
- **Preparing for Annual Meeting**
 - **Date, time, location.** In line with recent meetings, we wish a Saturday in early May, 9:30 a.m. for Board Quarterly meeting, and 10:00 for the homeowners meeting. After brief discussion, Saturday, May 9, was chosen. Recent location: Redmond Chamber of Commerce conference room has been of sufficient size, albeit very close to full, and Evelina will reserve it for us.
 - **Previous Officers on the Ballot.**
2025 ballot: Chris for President, Brady for Treasurer, Sean for At-Large
2024 ballot: Chris for Treasurer.
2023 ballot: Brady for At-Large, Brian for Secretary

Thus, Brian for Secretary and Ann for VP are approved to be this year's ballot. We are aware that some of us are moving beyond our volunteering limits and ongoing recruiting of new blood is needed.
 - **Issues to anticipate.** Any discussion about traffic and the possible need for a special assessment will be of interest. Last year we were asked about the community yard sale and party, and we decided it was not within our self-assessment of workload. We should be prepared it if comes up again.
 - **Refreshments.** Last year we announced coffee and donuts, and Safeway failed us. Do we wish to try again? Yes.
- **Other items that may arise.**
 - Ann reminds us that there are some fences in this neighborhood that could really use power-washing/restaining. Matt sends notices. We want a lot of fences done by the end of the summer.

Adjourned at 5:20