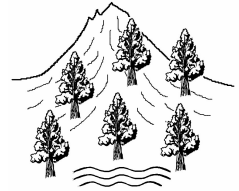


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting

Minutes

2nd Quarter: 5-09 2026

Approved at 3rd Quarter Board meeting, 8-13-2026

Convened 9:30 a.m., preceding the Annual Homeowners Meeting in the Chamber of Commerce conference room.

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

Not Present: Matt MacDowall, Compliance Officer

Old Business:

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

Approved

Action items pending: none.

New Business

- Regarding ADU apparently being built by Ms Myers, we approved a letter response (previously circulated to the board) that says this cannot be used as an ADU until the new Oregon law goes into effect. Also, with anything that might appear to be an ADU or other addition, use for a commercial business of any sort will still not be permitted even if the new law goes into effect. The new law on ADUs is entirely about residential occupation and does not do anything to invalidate our rules against home businesses that have customers or clients visiting the house.

We approved the letter (Brady moved/Ann seconded)

- Brady had a landscaper look at the common area. Very preliminary estimate was \$102k to remove trees, stumps, roots, and sod, and to redo irrigation, put in a tree every 40', and put in boulders where it's too steep for rock mulch to stay in place. That was regarded as a high bid, but it gave us a sense of what to budget for. We still need to negotiate with the City regarding the \$500 per tree-removal fine, which is in contradiction to their wish to reduce water usage.

We have \$56k in reserve but need another \$20k to finish the fence, so we are only 1/3 of the way towards being able to afford the common area redo.

- Sean confirms that the stub street on Zenith is likely to be extended to go through to the neighborhood, planned by Pahlisch, down the hill. It will continue to be chained off and only emergency vehicles will be able to get through.

- Possible revisions to our ARC form. We would like those who are planning paint jobs to get their contractors to provide them with a computer-generated image of what they think the house will look like in the new colors, because we have been fooled by some swatches that did not convey what the house eventually looked like. Also, there is a suggestion to add a line about what contractor will be doing the work, because as much as possible, we would like work in this neighborhood to be done by professional, licensed, and bonded contractors of decent reputation.
- Counting of Proxy Votes received before the meeting -- noting that additional proxies may be brought by attendees during the main meeting. 78 received, nobody voted no on the candidates (Ann and Brian), and six did not approve the board actions.

Adjourned 9:55.