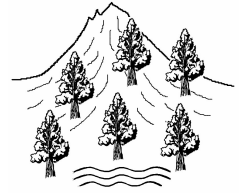


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting

Minutes

3rd Quarter: 8-13-2026

[Approved via email, September 2026]

Convened 4:00 pm, Hanson residence

Present: Chris Nielsen, President;; Brady Velikonja, Treasurer; Brian Hanson, Secretary; Sean Neary, At-large; Evelina Davidson, Bookkeeper; Matt MacDowall, Compliance Officer

Not Present: Ann Sampson, Vice President

Old Business:

Acceptance of meeting minutes from Spring Board meeting. (Minutes circulated with agenda.)
Accepted.

Acceptance of meeting minutes from Annual HOA meeting. (Minutes circulated with agenda.)
Accepted.

Action items pending: none.

New Business

- **Financial review:** Evelina provided an update on our finances.
 - Balance sheet: \$19k in checking, \$56k in reserve = \$75k cash. Dues have still not been received from 37 homes. We contacted them in August. Many are new homeowners who have not been billed before. Capital improvements of \$25k was for fence improvement.
 - Profit and loss. Income was \$34k, mostly from dues, with a few fines and title transfer fees. Expenses are down, mostly because our landscaper has been slow to bill for landscaping services so expenses are down. The \$7945 in professional services was for our lawyer, consisting of \$5k in retainer plus two additional invoices.
 - We should be able to put another 10k in our money market account this year.
 - Evelina is working to make a contact list so that we can find out if they have opened the invoices. We got a lot of email addresses from this year's proxy cards. We have 132 emails out of 286 homes. We are required to send out the annual paper mailing for the vote, but we can move invoices to email as much as possible. We are encouraging people to use the electronic payment. Evelina uses MailChimp to maintain mailing lists

for other organizations. Our goal is to get invoices out in November. We are not going to use the same mailing system as last year.

- Following discussion, the board approved dues for 2027 as \$114.
- Progress report (Brady and Evelina) on moving some accounts. After looking at a number of financial institutions, they are recommending OnPoint because they have the best money market interest rate and no significant hidden fees. Our money market interest rate should be 3.5%. Moved (Sean), seconded (Brady), and approved by board to move accounts to OnPoint. They will require information from the Secretary, so Evelina will be in touch with Brian about what he needs to do.
- **Compliance Officer report:** Matt.
 - Matt has been passing out a lot of maintenance warnings, mostly yard work but also a lot of paint notices. He takes a lot of pictures of the house and picture of the notice on the door.
 - Roberta Cramer, 3749 SW Volcano Av., has a dead lawn. She has been receiving fine notices.
 - House that was burned last year seemed to have stalled on the rebuild. Chris has tried to call, but has only gotten to voicemail. Currently a lot of trash is on the front lawn and that needs to be removed. There is another lot with a dead side yard.
 - Sue Yates, with the unapproved trash can screen, has been fined about \$300. She has fixed things but has not paid fines and they are accruing interest.
 - The attempt to run a car-detailing business on our streets seems to have stopped.
 - The attempt to turn one of our houses into a duplex seems to have passed for now. The tenant who was living in the bottom has moved away. Only the top portion is being rented out and we are not seeing evidence of it being used as a duplex lately.
 - We should have something about our compliance policies in the welcome letter. Currently we only send the rules, and we should also send a description of our procedures so that new owners will know what it means to get a violation notice or warning.
- **Landscaping:**
 - Matt will take another look at the fence to see what needs to be fixed next. We are not committing to doing anything, but we would like a sense of what is in worst shape.
- **Traffic on Cascade Vista Drive**
 - City has announced building speed bumps on Cascade Vista Dr and posted notices on many doors. They have repeatedly postponed it and are unwilling to estimate when they will get around to it. We have no further information.
- **Web site long-term health**
 - Brian is aware that the current website is not ADA compliant. It also seems that some of the things that make it work on small devices (cellphones and tablets, as opposed to desktop computers) do not work well. Brian is perfectly willing to keep maintaining the web site at its current level as long as this is acceptable to our homeowners and realtors. This item is just to start the board thinking about what comes next, as we expect to need a professional web developer and maintainer as Brian's term comes to an end.

- We may be able to put a payment link on the web site. Brian and Evelina will look into the possibility.
- **Other items that may arise.**
 - Another house burned on 34th and Wickiup Pl. That will need to be gutted, but it is too early for us to look at it.

Adjourned 5:20