

Cascade View Estates Homeowners' Association



Annual Meeting Minutes

9 May 2026, 10:00 a.m., 446 SW 7th St, Redmond, Oregon

Approved at 3rd Quarter Board meeting, 13 August 2026

"Q:" introduces a question or comment from an attending homeowner. We do not identify them by name.

1. Introductions and Board responsibilities.

Voting: Chris Nielsen, President; Ann Sampson, Vice President;

Brady Velikonja, Treasurer; Brian Hanson, Secretary; Sean Neary, At-large

Nonvoting: Evelina Davidson, Bookkeeper; Matt MacDowall, Compliance Officer (not present)

2. Financial Statements and Reserve Account Review

- General financial conditions. Review of earnings and balance sheets

Evelina distributed Profit & Loss and Balance Sheet. We had a \$25k fence replacement last year, and that came from the reserve. The fence replacement was helped by \$3900 from insurance because a vehicle crashed into our fence last winter. Net income was \$15k and we moved \$5k into reserve. (We try to build the reserve every year -- especially see the needs for the common area discussed below.) The financial reports are on our web site.

- At the end of last year, we had \$10k in checking and \$56k in reserve. We count \$25k as capital improvement for last year's fence replacement (this does not include the insurance reimbursement).
- Current status of dues: We had a problem with the mailings this year, trying to use bulk mailing to save money. It did not work well and we were having homeowners concerned that they had not received a bill into March. We will not do this again, but we were trying to save money.

It is possible now to pay with a credit card online — contact Evelina if you wish to do so. We are asking for email addresses on the proxy voting card so that we can contact people more easily.

Q: what are "title transfer fees?"

Evelina: this comes from the closing costs, and it covers various fees and actions we need to do for a closing. In the scale of closing costs to the purchaser, it's minor, but it covers our accounting expenses.

3. Remarks by the Board – accomplishments in 2025/2026 and plans for 2026/2027

- Replacement of Reservoir Drive fence – The fence is approximately 30 years old and due to financial constraints, the Board voted to replace the fence in increments. The first 1/3 was replaced just prior to Covid. Since Covid, material and labor costs have nearly doubled, which has slowed

our plans to replace the entire fence. Last winter, a vehicle slid off the road into a section of the fence, and we used that opportunity to replace an additional 1/3 of the fencing, helped by insurance reimbursements. The Board is monitoring the fence and plans to replace the remainder in the next few years.

Q: Who deals with issues on homeowner side of the fence?

Sean: we do, but we need to have it called to our attention. We do not have access to your back yards without you asking us in.

- Chris: The trees, lawn and plants along Reservoir Drive are becoming a concern to the Board. Tree roots are spreading under the sidewalks and into neighboring yards. The roots are also undermining the irrigation system, which has required our landscaper to spend hours digging up and repairing broken waterlines. We would like to discuss options to address these issues and homeowner input would be most welcome. Any of these plans have significant financial implications for the HOA. City of Redmond would like us to reduce water consumption but would fine us for removing trees (which makes no logical sense). We would like to xeriscape the whole thing. We have started to get a sense of price.

Brady: cost to get rid of trees, roots, and sod, redo irrigation, and get some landscaping done: roughly \$102k. That is a very preliminary estimate, but it gives us something to start planning around. We either need an assessment or a dues increase.

The trees were planted 30 years ago and were too close together and not properly irrigated. (I.e., they were irrigated for grass and low plants -- sprinklers -- but not for trees and shrubs -- deep watering.) The City currently wants to fine us \$500 per tree removed, and we have 84 trees.

Q: city has recently hired an arborist and they should be changing their views:

Sean: we will negotiate with the city on a comprehensive plan that will not involve fines.

Q: Regarding tree roots, I had my backyard re-landscaped a few years ago and cut the tree roots and put a couple of feet of edging to keep the roots out. That worked.

Chris: could we raise annual fee by \$50/year and build up the reserve? (This level of increase is not currently allowed by the CC&R.)

- The new sign and plantings at Reservoir Drive and 35th Street were completed in 2024. We continue to look at placing a second sign at Cascade Vista Drive and Reservoir. It was \$18k to redo the sign. It would only be \$12k for a new one.

Q: Why spend on that when we need the common area redone.

Ann: The initial entrance to the neighborhood was 35th and Reservoir, because that lower section is where the first sections were built, That is no longer the main entrance in many peoples' opinion, so a second sign has been requested by a number of homeowners, and we think it would be good for the neighborhood to have a reminder of who we are to everyone who comes through Cascade Vista Drive.

- We continue to monitor problems with traffic speed on Cascade Vista Drive. A few of us attended a City Council meeting last summer to express our concerns about the speeding, but the City has yet to respond to our request to place speed humps or other traffic calming devices.

Q: would really appreciate something other than speed bumps. Carrying someone around in a wheelchair was difficult over speed bumps.

Ann et al.: the bump on the bottom of CVD is a "water diverter" and not a speed bump, and what we are asking for are much less dramatic "speed humps."

- HB2138 would remove our ability to restrict multiple housing units in the manner that our CC&Rs require. It does not take effect until January, 2027. We have been dealing with a lawyer about what our rights and obligations are with this issue..

Q: can we amend the CCR's about the ADU law?

Chris: We need 75% response and 2/3 must approve. This is an extremely difficult bar to clear.

- Q: can they build under the power lines?

Sean: Pahlisch will be building 200+ units on the other side of the power lines. Nothing can be built within the Bonneville Power Authority right of way for the power line. The Zenith Ave stub is expected to be extended to go down the hill but it will be chained off and only usable by emergency vehicles.

- We want to remind everyone that fences and landscaping need to be kept in good condition by the homeowners. A lot of fences could use some power-washing and staining.

4. Results of Proxy voting: 80 proxy cards were returned out of 284 sent out. Ann & Brian were re-elected unanimously as Vice President and Secretary. Six did not vote approval of the board's business.

We need to reiterate that none of the current officers are planning to keep these jobs forever, and we really need to have more of our neighbors show an interest in being on the board.

5. Open session for questions/concerns

Q: who checks on compliance?

Board: we have a compliance officer, and we have a lot of dog walkers who report things

Brady: We have a welcome package that includes CCRs among other things, and everyone gets the CCRs repeatedly in the closing process.

A potential problem is that CCRS go to homeowners and not to renters. Actual occupants of the neighborhood may not be entirely aware of the rules.

Brady: we are looking to revamp the ARC form to ask for the picture that most contractors can generate of the house as it will look repainted

Q: Cheatgrass is a noxious weed that is on every neighborhood and it is our obligation to control it.

Q: moved into a house on CVD a year ago, and the house had been left to deteriorate for a few years (owner passed away and children were not looking to spend money before sale.) Our HOA put a note on the door about a bunch of compliance violations just a few days before closing. We got \$7k in adjustments. We are grateful to the HOA. (The board is grateful for that comment; we don't get a lot of love.)

Adjourned at 11:05

Pamela Stage won the dues raffle and will not be billed for 2027 HOA dues.