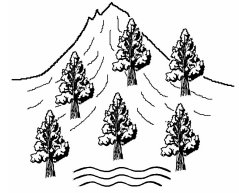


Cascade View Estates Homeowners' Association



Cascade View Estates – Annual HOA Meeting Minutes

6 May 2023

Board members present: Sean Neary, President; Ann Sampson, Vice President; Chris Nielsen, Treasurer; Brian Hanson, Secretary; Brady Velikonja, At-Large. John Seitter, bookkeeper. (Compliance Officer Matt MacDowell was unable to attend due to a previously scheduled conflict.)

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HOA members not on the board present: 10 ("Q:" below means a question or comment from the membership)

Meeting called to order 9:30 a.m. by Sean Neary, who introduced the board members present.

Sean: We have received 80 proxy votes, include 75 who approved of everything, 3 abstained, 1 disapproved of everything, and one disapproved of the financials but approved everything else.

Financials

John: Last year we had \$5200 positive. State of Oregon requires us to have a reserve balance to maintain the common areas. That can become an issue because of inflation. Some of that is why you saw an increase in the dues. We can move money from the checking account to the reserve if needed. Our big expense is maintaining the common area, especially updating the fencing.

Grass cutting and watering is from the regular account not the reserve.

Q: What are the common areas?

Sean: fence and sidewalk along Reservoir and Wickiup, and the signage at the 35th Street entrance. We previously replaced some of the fence but stopped because costs went very high during the pandemic.

Q: what determines the fence replacement?

Sean: we have a professional look at the condition.

Q: Are the homeowner fines and liens being collected?z

Sean: last lien that was in foreclosure for 7 years has been finally cleared. We have no outstanding dues owed.

John: we will work with people who have a good reason for nonpayment.

Q: We had a violation notice about a horse trailer. Black short bus has been parked forever, why did I get the violation and the bus has been allowed?

Ann: unfortunately last year we did not have a compliance officer. The board divided the neighborhood into sections and did not have a consistent approach to the compliance for a year.

Q: Having an independent company would benefit us, even if it costs much more money.

Sean: We can put that on the ballot next year if there is interest. We can see benefit of professional, but the current HOA is entirely homeowners in the neighborhood and that has advantages as well.

Other Issues.

Sean: we are getting a bid for phase 2 of the fence replacement, especially from the same people who did the first phase. First section was \$16000, next year the ask was \$34000, which is why we held off. Trees on Reservoir Drive have been trimmed to be uniform. Ann is working on bids for rehabilitation of the entrance monument, including lights. City is planning to improve Reservoir Drive all the way to Helmholtz Way, including bike paths.

Sean: Speeding on Cascade Vista Drive is still a problem. We talk to the city about that.

Sean: *Viewpoint* is the subdivision that is going to built down the hill, connect at 35th, 180 homes. HOA sent a written objection to the planning department mostly based on traffic. The city does not want additional traffic on Cascade Vista Drive. They are suggesting that 43rd connect to Badger. They're planning to make a roundabout at Badger and Canal. 47th may also go to Badger. We don't know if this is going to happen, but this is what the city planner currently says. Residents near these connections are opposed. I would be surprised if development starts within the next two years.

Q: The city doesn't know what a speed bump is. There are different kinds. We don't want something that jars the car. The city needs a recommendation. I will volunteer to be on any committee to push the city for speed bumps.

Chris: what are the police doing?

Q: I was a retired police officer, and they are busy going from call to call all day. Cascade Vista Drive is used by other people than the neighborhood.

Sean: We have a new website that should be more up to date.

Open to questions:

Q: Seems to be a lack of keeping vegetation off the sidewalk.

Q: landscaping in general is a problem. Chris brought up dandelions. People need to clean and stain their fencing.

Q: we are getting VRBO units in our neighborhood. It is in compliance because due to month by month rental. Should we modify CC&R to not allow that?

Sean: note that compliance with the CC&R is owner's responsibility, not renter.

Q: Who monitors the condition of sidewalks?

Sean: city owns the sidewalks, but homeowner is responsible for maintenance. We don't want to officially monitor sidewalks for a liability issue.

Ann: City will respond to complaints and send letters. Most effective argument is that if a sidewalk is buckled, it is not ADA compliant.

Meeting adjourned at 10:35 a.m.