

**Cascadia Commons Cohousing**  
**HOA Meeting Minutes**  
**9/10/23**

**Attending:** Tomer Shaked, Paul Williamson, Donna Emerson, Julie Martchenke, Harry Dudley, Marsha and John Rakestraw, Monica Franz, Emily Daniel, Marty Anderson, Jane Ewert and Dave Fabik, Lori and Rich Sommer, Judith Lienhard, ShienPei and Phil Silverman, Angelica Williams, David Chilstrom and Sapphire Staehli, Camilla Schneider, Julie Martchenke, Ken Brown, Stacy and Grant Canterbury, Chuck and Anne Goldfarb

**Not in attendance:** Sue Alperin, Jennifer Gates, Rufus Knapp, Clay and Desi Peterson, Pat Storey

**Excused:** Katie Miranda and Ahmed Al Ali, Suniti Kumar

**Quorum reached.**

**Facilitator:** Ken

**Scribe:** Stacy

**Renters:** none

**Guests:** none

<b>Topic</b>	<b>Discussion</b>
Opening	Agenda Review Birthdays: Donna, Jibreel, Pat, Phil, Tomer
Approval of meeting minutes from July 2023	<b>Approved by consensus</b> No meeting August 2023.

<p>Reinstate active member status for Suniti</p>	<p>Suniti has requested reactivation of her member status. Decision reached—<b>not</b> consensed: 1 stand aside, 1 block.</p> <p>Lengthy discussion with questions and comments, including:</p> <ul style="list-style-type: none"> <li>● has there been any consideration of enacting limitations on member status</li> <li>● are there conditions on participation</li> <li>● why is this request being made</li> <li>● this should be settled in bylaws before we decide</li> <li>● is this member planning on returning to live at Cascadia Commons (answered by Harry: she is planning on selling or renting her unit TBA and is not planning on returning to live at Cascadia at this time.)</li> <li>● mixed feelings expressed based on whether this member is renting or selling</li> <li>● we should go ahead and do this</li> <li>● wants to make sure this member regularly attends HOA meetings</li> </ul>
<p>Capital Reserve Study 2023 Approval, Sapphire Staehli</p>	<p>Decision reached-unanimous, consensed, 24. Brief discussion, including a review of changes made to version 3 of this document.</p>
<p>Wetlands restoration project, John Rakestraw</p>	<p>A Powerpoint history of the wetlands restoration project and a review of the current progress was given by John.</p> <ul style="list-style-type: none"> <li>● Many permits and conditions for approval of the buildings on the southside were required before building.</li> <li>● As a result, lengthy values-based discussions were held and Cascadia founders decided to protect the remainder of the wetlands.</li> <li>● As a part of this process, invasive species have been removed including large English hawthorn trees in July 2023. The removal of the hawthorns was paid for with grant money from the Tualatin Soil and Conservation District. The removal of these species is an ongoing process.</li> <li>● We will plant replacement trees in mid-October. These will be purchased with money from the Tualatin Soil and Conservation grant. Species will include red alder, big leaf maple, and a few Oregon white oaks and Ponderosa pines.</li> </ul>

	<ul style="list-style-type: none"> <li>● Community members can also assist this project by acquiring native plants through Clean Water Services, “adopting” newly planted trees for summer watering, and continuing to remove invasive species.</li> <li>● For more information, please contact John Rakestraw.</li> </ul> <p>Brief Q &amp; A session followed the presentation.</p>
Insurance reimbursement, Harry Dudley	<p>This is still an open issue. For further information, please refer to Harry’s report dated August 30, 2023. There have been no new developments since that date.</p> <p>Because Harry and Kathy are moving, Harry is looking for someone to take over this project. Sapphire volunteered to step in and work with other community members.</p>
Bylaws committee vacancy, Harry Dudley	<p>Harry gave a brief summary of the previous work by the Bylaws Committee.</p> <p>Questions were asked about legal costs to rewrite the bylaws and whether it was necessary. Harry said that previous work had been pro bono, but that this would likely not be the case now. Also since legal changes have occurred since the first draft to changes in the bylaws, making changes will be necessary.</p> <p>Because Harry and Kathy are moving and because the original committee members no longer live at Cascadia Commons, Harry is looking for someone to take over this project. Grant and Ken volunteered. If others would like to volunteer, Harry requests an email inquiry and suggests an initial orientation meeting.</p> <p>Many, many thanks go to Harry Dudley, a Cascadia Cohousing founder, for his long and exemplary service to our community!</p>

<p>Admin committee vacancies, backup for HOA president</p>	<p>Admin–new members for this committee are needed as Harry is moving, Julie will be in Cambodia for a time, and Phil is recuperating. Donna, Ken, and Grant volunteered for this committee during the meeting. Meetings are held on the Monday evening before the next HOA meeting.</p>
<p>Hot tub area</p>	<p>Julie discussed her proposal that we no longer have a hot tub and that we use the patio formerly occupied by it for smaller, more private gatherings such as birthday parties.</p> <p>There was a continued, lengthy discussion about this issue with many questions, requests for clarification, opinions shared, and presentation of rationales for uses of this area. Rich also noted that the fence surrounding this area is currently in need of repair. Marsha noted that the fence is currently scheduled for replacement in 2025 and that (approximately) \$400 is budgeted. (Scribe could not hear the exact value. Please ask Marsha or see Capital Reserve Study for more information.)</p> <p>Ken, in his role as Facilitator, opted to keep this discussion open. A straw poll was held in lieu of a test for consensus. There were 8 nos, 4 maybes, and 11 in agreement with Julie’s proposal.</p>

Committee reports

**Admin:**

In addition to the other agenda items previously discussed, the Admin Committee would like to look at a dues adjustment for three units which were “semi-unimproved” at the time of Cascadia’s founding. The dues were lower because less remodeling was done on these north side units. This was done to lower financial barriers to ownership. As units have been improved/remodeled over time, the dues being assessed may no longer reflect a unit’s condition.

Harry also noted that the \$10 fee for late dues had been inconsistently applied, and that the amount had not been changed since 2000.

**B & G:**

Asphalt seal coating in the parking lots has been completed. Stripes and handicapped symbols will be next. Gutters have been cleaned. Lights on the north side just went out (as of the time/date of this meeting). This will be addressed immediately following the HOA meeting. The committee is working on their budget for 2024.

Regular tree trimming has been completed and should not need attention for another 2 years. Wood chips are available, but please do not spread them too close to buildings.

**CH:**

Judith reports that Stacy has joined this committee and that it is working on fiscal guidelines. Judith also secured a generous donation of a piano for the Common House living room earlier this month from Push Play Piano. Thank you Judith!

**Treasurer:**

Monica reports the good news that Inger gave us a generous donation of \$5000 to the Capital Reserve. Thank you Inger! Also, two CDs have matured and were renewed at favorable rates. Monica clarified that while HOA dues are due on the 1st of every month, courtesy is given until the 15th. Late fees will be charged after the 15th if your payment is not received by that date.

Monica requests that each committee send a representative to a joint meeting about next year's budget with the Treasury committee. Invitations will be sent out soon.

**Emergency Committee:**

Camilla reports that Monica and Stacy have joined her on this committee. At our last meeting, Angelica gave us a tour of the south side emergency shed's contents and noted that the lock was broken. It is likely that a new shed for storage will be needed as the current one is in poor condition.

<p>Announcements</p>	<p>Camilla would like to hold a surprise social event for the whole community in September. Date/time TBA.</p> <p>Julie will be taking a long-anticipated trip later this month.</p> <p>Dave and Jane's earliest move-in date is October 17th.</p> <p>ShienPei gave many thanks for the support her family received and says that Phil is making a good recovery and will receive an iron infusion. Get well soon, Phil!</p>
<p>Meeting Evaluation and Review of Decisions</p>	<p>Reinstate active member status for Suniti–not consensed.</p> <p>Capital reserve study approval–consensus reached.</p> <p>Hot tub area–straw poll held in lieu of testing for consensus.</p>