

Cascadia Commons Cohousing
HOA Meeting Minutes
February 11, 2024

Attending: Sapphire (Sue) Staehli and David Chilstrom, Lori and Rich Sommer, Marty Anderson, Camilla Schneider, Julie Martchenke, Anne and Chuck Goldfarb, Marsha and John Rakestraw, Rufus Knapp, Ken Brown, Emily Daniel, Desi Peterson, Grant and Stacy Canterbury, Judith Lienhard, Angelica Williams, ShienPei Chang-Silverman, Donna Emerson, Paul Williamson

Leaseholders present: Jessica Wechter and Ben Hickman

Not in attendance: Harry Dudley and Kathy Dapicic, Monica Franz, Suniti Kumar, Pat Storey*

Excused: Jane Ewert and Dave Fabik, Jennifer Gates, Katie Miranda and Ahmed Al Ali, Representatives of the Estate of Sue Alperin, Tomer Shaked

Quorum is reached.

Facilitators: Angelica, David, Ken

Secretary: Stacy

Guests: none

Agenda and Birthdays: Agenda reviewed, and January's HOA Minutes were approved by consensus. Happy 57th Birthday this month to Grant!

Review/Approval of updated Declaration document (Donna): Donna read the Declaration through section 9.3, clarified definitions, and answered questions or will request answers for our questions from our legal representative. Donna noted that the Supplement and Exhibits are still being worked on by our lawyer. She also notes that the process for revisions is governed by Oregon State law and requires a vote of 75% (16 households) of HOA members.

There were additions to the Declaration in 1.1, 1.6, and 1.9. Declaration Sections 9.2 and 9.3 are new. The revised Declaration is appended at the end of these notes with **text highlighted**.

Voting yes on all Declaration sections read during the meeting through section 9.3, except for sections 4.1, 4.3, and 5.2, were Sapphire (Sue) Staehli and David Chilstrom, Lori and Rich Sommer, Marty Anderson, Camilla Schneider, Julie Martchenke, Anne and Chuck Goldfarb, Marsha and John Rakestraw, Rufus Knapp, Ken Brown, Emily Daniel, Desi Peterson, Grant and Stacy Canterbury, Judith Lienhard, Angelica Williams, ShienPei Chang-Silverman, Donna Emerson, and Paul Williamson. Questions about Declaration sections 4.1, 4.3, and 5.2 will be forwarded to our legal representative, Harker Lepore.

Background--The purpose of our CC&Rs, Declaration, and Supplement is to protect our assets legally and they are required by law for HOAs. Our Bylaws give greater definitions to the items in these documents. Revision of our documents first began in 2013. It is a task being taken up again now as we discovered last year our documents no longer met the requirements of current Oregon HOA law.

Committee Reports:

B&G, David--Progress being made on risk mitigation and our maintenance standards go beyond all of State Farms' recommendations. The "Who Owns What" doc (a plain English explanation of Declaration language) is being revised and the February work party is next Saturday.

Emergency Prep--Camilla presented our quarterly report and **Stacy** announced that she had collated what we learned during January's weather emergency in "Cold Weather Tips", available on Groups.io.

Emergency Response Team, John--Bids on plumbing issues, siding repair, and shop ceiling have been requested. The sprinkler repair person is coming out tomorrow. Dave Fabik will be covering the cost of the shop ceiling repair. Wyatt is coming out to look at CH and Julie's unit next week on Monday.

CH Committee, Judith--Two emergency lamps purchased for the CH. Scheduled replacement of dryer not yet needed. Upstairs bath caulking and kitchen faucet aerator have been repaired. Request: meal instructions posted in kitchen; please review instructions and consider how we will deal with leftovers since we are eating more common meals now.

Coordinating, Grant--Discussion of coordination and communication lags during power outage and internet alternatives. Reminder: keys should be kept taped in mailbox. Harker Lepore legal bill of \$3843 paid out of original \$5000 budgeted. Memberships now in CAI and Cohousing Institute. The Fidelity bond insurance is paid and a process for reporting injury or property damage to State Farm is being developed; discussion needed with B&G.

Meal Ad-Hoc Group, John and Lori--Next Tuesday at 6:30 is first meal. Bring your own meal/plate to share your company if you don't want to share food. Common meals are coming up soon including a Karaoke/Welcoming Party.

Group well-being, Emily--Inactive for last two months; meeting within next month. New members are needed.

Treasurer (via Sue) --HOA dues should be received by Feb 15th.

Bikes and boats, Paul--Presented his design diagrams. He estimates \$400-500 total cost for kayak rack and a commercially available bike rack is \$500 for \$900-\$1000 total if we build the kayak rack/shelter ourselves.

Announcements!

- Camilla tells us that the Camerons are moving to Hillsboro and Camilla is moving her studio out of their basement.
- Julie and Shienpei want to thank the community by sponsoring a work party meal in March.
- Anne finally got a plumber and on Monday ServPro is coming out. Progress is being made slowly and Chuck is grateful.
- Desi would like to thank Rakestraws and Monica for looking after her house while she and Clay were gone during January's storm.
- Emily also wants to thank folks, especially Monica and Rich, for their help during the storm and said she had a lovely trip to Hawaii.
- Judith tells us that Treekeepers of OR will be meeting here in the CH every other month and reminds us to take advantage of our membership in CoHousing association.
- Shienpei is going to Taiwan late Wednesday afternoon with Daniel, Alexander, and Maia coming to visit while she is gone to celebrate the New Year. Phil is doing fine and ShienPei says thank you for everyone's watchful care.

Evaluation:

- ✓ Emily says thank you for the work completed on the HOA docs and the Declaration Bylaws Group's openness to questions.
- ✓ Lori and Ken want to thank everyone for taking part.
- ✓ Judith said thanks to everyone for showing up today so we could make decisions and she gives appreciation to the Declaration Bylaws group for all their hard work.
- ✓ Jessica said thank you to everyone for including her and Ben, with a special shoutout to Angelica and Marsha for all the help they've given.

Summary of consensus decisions and evaluation: approved minutes and the HOA Declaration document (until section 9.3) by consensus, with the exceptions of sections 4.1, 4.3, 5.2 which need further clarification.

**Removed from quorum due to six-month absence rule.*

PROPOSED AMENDED AND RESTATED

DECLARATION FOR CASCADIA COMMONS CONDOMINIUM COMMUNITY

1. Definitions

When used in this Declaration the following terms shall be accorded the meanings indicated:

Legend
Additions
Questions
New Sections

1.1. "Articles of Incorporation" refers to the Articles of Incorporation for Cascadia Commons Condominium Community Homeowners Association, filed with the Oregon Secretary of State on June 6, 2000.

1.2. The "Association" refers to the Cascadia Commons Condominium Community Homeowners Association.

1.3. "Bylaws" refers to the Bylaws of the Association adopted pursuant to Section 12.4 as they may be amended from time to time.

1.4. The "Condominium" refers to the land, buildings, and improvements submitted by this Declaration and all easements, rights, and appurtenances belonging thereto, all of which are herewith submitted to the provisions of the Oregon Condominium Act.

1.5. The "Declarant" refers to Cascadia Commons, LLC, Development Group Services Corporation, and their successors and assigns.

1.6. "Governing Documents" refers to this Declaration, the Bylaws, the rules and regulations, binding consensus votes, resolutions, and policies.

1.7. "Mortgage" and "Mortgagee" refer, respectively, to a recorded mortgage, trust deed, or contract of sale and the holder, beneficiary, or vendor of such instrument.

1.8. "Plans" refer to the plat and floor plans of Cascadia Commons Condominium Community, filed simultaneously with this Declaration.

1.9. "Plat" shall refer to the Plat of Cascadia Commons Condominium Community, recorded in the records of Washington County, Oregon as document number 2000058476.

1.10. Incorporation By Reference. Except as otherwise provided in this Declaration, each of the terms used herein that are defined in ORS 100.005,

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the Oregon Condominium Act, shall have the meanings set forth in such section.

2. Description of the Property

2.1. The property submitted to the Oregon Condominium Act by this Declaration is located in Washington County, Oregon, and is more particularly described in the attached Exhibit "A."

3. Name of Condominium

3.1. The name by which the Condominium shall be known is "Cascadia Commons Condominium Community."

4. Units

4.1. General Description of Buildings. The Condominium consists of seven (7) existing two-story buildings that will undergo extensive renovation and one (1) three-story building that will be newly constructed. Six (6) of the buildings are townhouse duplexes containing a total of twelve (12) units, nine (9) of which are 2-bedroom/1.5 bath units and three (3) of which are 3-bedroom/1.5 bath units. Two (2) of the buildings are townhouses, one (1) of

which contains one (1) 2-bedroom/1.5 bath unit and one (1) of which contains one (1) 3-bedroom/1.5 bath unit. The buildings are wood frame construction with poured concrete foundation, cement fiber/lap and panel siding with plywood, and composition roofing. The locations of the buildings are as shown in the plans, which are made a part of this Declaration as if fully set forth herein.

4.2. General Description, Location, and Designation of Units. The designation, location, and area in square feet of each residential unit are shown on the attached Exhibit B and on the Plat. Residential units consist of fourteen (14) units.

NOTICE: THE SQUARE FOOTAGES STATED IN THIS DECLARATION AND THE PLAT ARE BASED ON THE BOUNDARIES OF THE UNITS AS DESCRIBED IN THIS DECLARATION AND MAY VARY FROM THE SQUARE FOOTAGES CALCULATED FOR OTHER PURPOSES.

4.3. Unit Boundaries. Each unit shall be bounded by the interior surfaces of its perimeter and bearing walls, floors, and ceilings. The unit shall include all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, and other materials constituting any part of its finished

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surfaces and the interior surfaces so described except those portions of the walls, floors or ceilings that materially contribute to the structural or shear capacity of the condominium. All other portions of the exterior walls, floors or ceilings and interior load bearing partitions shall be a part of the common

elements. In addition, each unit shall include the following: (a) all spaces, non-bearing interior partitions, windows, window frames, exterior and interior

doors, door frames, and all other fixtures and improvements within the boundaries of the unit; and (b) all outlets of utility service lines, including, but not limited to, power, light, gas, hot and cold water, heating, refrigeration, air conditioning, and waste disposal, within the boundaries of the unit including any part of such lines or ducts themselves.

4.4. Boundary Interpretation. In interpreting deeds, mortgages, deeds of trust, and other instruments for any purpose whatsoever, or in connection with any matter, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans hereof shall be conclusively presumed to be the boundaries regardless of settling, rising, or lateral movement of the building and regardless of variances between boundaries as shown on the plat and those of the actual building or buildings.

5. General Common Elements

The general common elements consist of the following:

5.1. The land, pathways, driveways, parking spaces, bike storage areas, fences, and grounds.

5.2. Pipes, ducts, flues, chutes, conduits, wires, and other utility installations to their outlets.

5.3. Roofs, foundations, bearing walls, perimeter walls, beams, columns, and girders to the interior surfaces thereof.

5.4. All other elements of the buildings and the property necessary or convenient to their existence, maintenance, and safety, or normally in common use except as may be expressly designated herein as part of a unit or a limited common element.

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6. Responsibility for Maintenance. The necessary work to maintain, repair, or replace the general common elements, as well as trees and other landscape improvements designated by the Board of Directors, and the necessary work to maintain, repair, or replace the limited common element front porches and stairways, shall be the responsibility of the Board of Directors of the Association and shall be carried out as provided in the Bylaws. The necessary work to maintain, repair, or replace the limited common element yards (excluding trees and other landscape improvements designated by the Board of Directors as the responsibility of the Association), private decks, patios, and storage areas shall be the responsibility of the unit owners to which such limited common elements appertain, subject to applicable provisions in the Bylaws. The Association will have no responsibility to maintain, repair or replace any part or all of the landscape sprinkling systems located within the general common elements.

7. Limited Common Elements

7.1. The following shall constitute limited common elements, the use of which shall be restricted to the unit to which it pertains: Yard areas appurtenant to the units which they adjoin as designated on the plat, which areas include private decks, patios, porches, storage areas, and outside stairways, except for the exterior surfaces thereof, which are accessible from the units to which they adjoin only.

8. Undivided Interest In Common Elements

8.1. Each unit will be entitled to an undivided ownership interest in the common elements determined by and equal to the ratios calculated for residential units. The undivided interest allocation for each unit is shown on the attached Exhibit "C" and is based on a weighted formula: 30% equally to all units, 15% based on the relative declared value of units as stated in Exhibit C which will not be affected by actual sales prices of units, and 55% based on the approximate square footage of each unit as a percentage of the total square footage of all units.

9. Common Profits and Expenses; Voting

9.1. Allocation of Common Profits and Expenses. The common profits derived from and the common expenses of the common elements (with the exception of certain limited common element expenses that are the responsibility of specific unit owners as provided in Section 6) shall be distributed and charged to the owner of each unit according to the allocation of undivided interest of such unit in the common elements; provided, however,

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that the common water, garbage, and sewer charges may be allocated and charged to unit owners/occupants on a per capita (per person) basis if determined to be appropriate by the Board of Directors of the Association.

9.2. Covenant of Contribution. No owner of a unit may exempt themselves from liability for their contribution toward the common expenses by a waiver of the use of, or enjoyment of, any of the common elements, or by abandonment of their unit.

9.3. Allocation of Voting Rights. Each residential unit shall be allocated one (1) vote in the affairs of the Association, subject to the voting provisions set forth in the Bylaws.