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Date: July 2, 2026

Board of Directors
Northwest Neighborhood Association of the City of Gresham

Subject: Formal Grievance Complaint Pursuant to Article XI of the Association Bylaws – Gross Overreach and Unprofessional Conduct by Land Use Directors John Bildsoe and Tricia Bootzin

Dear Board of Directors:

We are filing this formal grievance under Article XI, Section 1 of the Northwest Neighborhood Association Bylaws. As co-owners of the property at 690 NW Angeline Ave, Gresham, OR, we have standing to bring this complaint. It concerns the actions of John Bildsoe and Tricia Bootzin, who identified themselves as the Association's Land Use Directors (and by extension, acting in their capacities as Board or committee representatives) during an incident on our private property.

Description of the Incident

On June 30, 2026, at approximately 7:15 PM, we arrived at our property. We observed Ms. Bootzin and Mr. Bildsoe on the site, with Ms. Bootzin initially seen moving cones and caution tape on the new driveway. By the time we walked up they were both on our property. Joel identified himself as the property owner and asked if he could help them. They stated they were there taking pictures.

Joel asked them to step off the private property. Mr. Bildsoe inquired about the property line. Andra directed him to stand in the street. Mr. Bildsoe then asserted there was a right-of-way where he could move to and remain. They then disclosed that they were the Land Use Directors for the Northwest Neighborhood Association and began aggressively questioning us about our permitted cottage cluster building project.

We repeatedly directed them to contact the City of Gresham with any questions, as the project did not require neighborhood notification or fall under their purview. Despite this, they persisted with intrusive and grilling questions (including their perceived lack of neighborhood notification, planned trees and requests to view our plans). Ms. Bootzin responded to a question from Andra about the trees in a highly aggressive and unprofessional manner, stating words to the effect of

“Why do I care? Are you crazy lady??” The encounter remained confrontational, and they only left after continued requests.

Alleged Violations of the Bylaws

By acting in their official capacities as Land Use Directors and Association representatives, Mr. Bildsoe and Ms. Bootzin grossly overstepped their roles and violated multiple provisions:

- **Article VI, Section 9 (Powers and Duties) and Section 9.E (Land Use Director):** The bylaws refer only to a single “Land Use Director” with duties limited to coordinating Early Neighborhood Notification as required by City code and making appropriate public comments on land use applications or code changes. Our cottage cluster project did not trigger such notification. Their on-site trespass, persistent questioning, and demands for private project details far exceeded this defined scope. Additionally, the appointment of co-Land Use Directors does not appear to be authorized under the bylaws.
- **Additionally**, according to Association meeting minutes and recordings from at least one recent meeting, Ms. Bootzin publicly referred to our cottages as “monstrosities” while stating that she resides on the same street. This raises serious concerns regarding a potential conflict of interest under Article IX of the Bylaws, particularly given that she and Mr. Bildsoe engaged with us in their official capacities as Land Use Directors and pursued detailed questions about the project despite being repeatedly directed to contact the City.
- **Article VI, Section 9 (General Duties):** Board and committee members must “act professionally and appropriately in what they believe is the best interest of the Association.” Their aggressive, confrontational, and unprofessional demeanor — including refusal to leave private property promptly and hostile responses — does not meet this standard.
- **Article II (Purpose):** The Association is intended to provide an open forum for discussion, educate and act cooperatively, serve as a communication link with the City of Gresham, and foster community. Their actions were adversarial and inconsistent with cooperative citizen involvement.
- **Article VIII (Committees):** Committee members must operate within the purposes and procedures of the Association. Ad-hoc, unauthorized inquiries on private property while claiming official status do not align with these requirements.

Proposed Remedy

We respectfully request that the Board:

1. Promptly convene a panel and conduct a full review per Article XI.
2. If violations are confirmed, impose appropriate corrective measures, including potential removal from positions (Article VI, Section 7) or other sanctions.
3. Issue a formal written apology to us for the trespass and unprofessional conduct.

4. Clarify and communicate to all members the proper scope and limits of the Land Use Director role (including whether co-directors are authorized), and review the conflict of interest implications under Article IX.
5. Provide confirmation in writing of the resolution and any policy changes.

We are available to supply additional information, documentation, or participate in any required panel or hearing. Please acknowledge receipt of this complaint and advise of the timeline for next steps.

Thank you for addressing this matter in accordance with the Association's Bylaws.

Sincerely,

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CC:

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