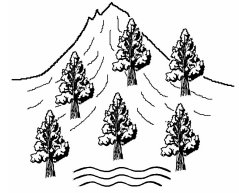


# Cascade View Estates Homeowners' Association



## Cascade View Estates – Quarterly Board Meeting Minutes

8-30-23

**Present:** Sean Neary, President; Ann Sampson, Vice President; Chris Nielsen, Treasurer; Brian Hanson, Secretary; Brady Velikonja, At-large; John Seittner, Bookkeeper. **Not present:** Matt Macdowall

Commence at 3:00 p.m.

### Old Business:

Acceptance of meeting minutes from May annual meeting. (Minutes were circulated with agenda.) Accepted.

Action items pending:

- Is status of **Lot 197 on 35<sup>th</sup> Ct** finally resolved? No change.
- **Landscaping:**
  - We cannot do multiple entrances to our neighborhood per city code. (Sean).
  - Tony Dorn from Dana Signs gave a bid right away for sign repairs on existing sign. Have been having a hard time getting a second bid from Carlson. We cannot make the sign taller without new permitting. (Ann)
  - We have a dead tree to get removed from along Reservoir Drive. (Ann)
  - Asked Matt to take a look at some rotted boards on the fence. (Sean)
  - Will look into whether we have fence builders interested in getting work yet. (Sean)
- **Follow up/Traffic:** any further information on proposed development west of CVE?
  - Nothing noticed on new development. No change on 43rd street.
  - We still have traffic problems

### New Business

- **Financial review:** John to provide update to our HOA finances.
  - We are losing income on a monthly basis because we have no liens, fines, or other income. Presented July finances and will have August by end of week. .

- John suggests we need to audit reserve funds. We are supposed to have a 30 year plan. This is not John's specialty, but there are specialty firms to analyze these. Last Audit was about 2017.
- Don't really have the funds to spend \$30k on fence right now.
- Discussing process to raise the transfer fee, which is currently \$100, of which John gets \$50. We should also raise our dues 3% annually, as we are allowed, to put ourselves in better financial condition eventually. Landscaping costs more post-pandemic and it isn't going down. Put this on next agenda.
- Moved and passed a resolution to raise the dues 3% next year, to \$103.
- There are five homes currently listed in this neighborhood. (Brady)
- **Compliance Issues:** Report from Matt delivered by Sean.
  - 3713 SW Yew Lane will be fined for landscaping issues, especially watering
  - 3251 SW 35th Street. Also watering issue
  - 3246 SW 35th Street. They leave a ramp on the road to get RV into backyard. He says he uses it almost every day. The HOA doesn't do any stuff in the streets but that is worth contacting the city about.
  - 3749 SW Volcano Ave. Have neighbor complaints that there is an RV behind the house and people are living there. Homeowners say that it's their caregivers. Matt can't see anything from the street so we can't really do much.
  - 3678 SW CVD has a brown back yard and we need to send them a note.
- **Website status.**
  - Brian is behind. (Brian)