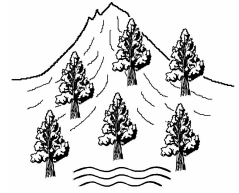


# Cascade View Estates Homeowners' Association



## Cascade View Estates – Quarterly Board Meeting Minutes

11-29-23

**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, Compliance Officer.

Commence at 3:00 p.m.

### Old Business:

Acceptance of meeting minutes from August Quarterly meeting. (Minutes to be circulated with agenda.) Accepted

Action items pending:

- Is status of **Lot 197 on 35<sup>th</sup> Ct** finally resolved? Not resolved, owned by a bank after auction.
- **Landscaping:**
  - Fence: Matt says that some areas are bad, but not imminent need. Bid is still \$30k for the next section (section is 10 posts). Will try to get more bids. Would like to get the next section done within the next two years.
  - Signs: Dana Signs gave us the name Brent Grenfell, who used to own Dana Signs. Under the current code, subdivisions can only have one sign. Obsidian Ridge has three signs and we asked about that. We are allowed one ground mounted sign not to exceed 32 sq.ft. Code will be changing so that we will be allowed one sign per entry with a maximum of three signs. We should wait for that code change and move along with more signs. Brent will find out from the City if the new signs will be allowed. We will need a permit for the new sign. We will only have low-growing shrubs and raise the existing sign slightly. For existing sign, we will buy low-growing shrubs and repair the lights. We will not need new irrigation because it's already set up.
- Trees:
  - Trimming to city standards. Many residents along Reservoir received notes from the city that they trees were too close to the sidewalk and street. Sean has contacted nearly all of them to let them know that the HOA takes care of that. Have contracted 4 Brothers Tree service to do the work.
  - What to do about the butchered trees? 4 trees were topped by a homeowner in response to the note from the city. We are not convinced those trees will regrow. We may have to replace those trees, and we need to look into making the homeowner cover all or part of the expense. City Code Enforcement may help us make the homeowner deal with it. HOA has an exclusive easement in the

common area even though the tree. Plan for now is to wait until spring and see if they come back.

- **Follow up/Traffic:** any further information on traffic issues? No further information. We still hope that 43rd street becomes the collector for neighborhoods west of us. We keep asking the city for more speed bumps on Cascade Vista Drive, with no action taken.

## **New Business**

- **Financial review:**
  - Update to our HOA finances (John). YTD our operational funds are not doing great — \$45 over expenses. Will be putting another \$6k at end of year. We need to come up with more income because we are not covering expenses. Most of what we have coming in will go to reserve. Recommend raising transfer fees. We really need to change bylaws to allow higher dues increases than 3%. The additional \$3/house gets us about \$800. Suggest \$500 transfer fee, but we will do some asking around to see what other neighborhoods are doing nearby. Current transfer fee is \$100, of which we keep \$50. Action item: we will do a survey and do an electronic vote before the annual dues letter goes out. [*Action subsequent to meeting:* following survey of other HOAs by Brady and email discussion, fee was set to \$250 for the coming year]
  - Discussion of 2024 budget (John). We need to contact Benitez regarding budget for maintenance of the common area. He does mowing, edging, sprinkler maintenance, and snow removal. Sign expenses can come out of the reserve, along with the new fence if we do it. We need a reserve study. We should get a rough estimate on the sign work. We have built up cash, have \$50k in checking. We can move some of that to reserve if needed. Any further information about what we will need.
  - We have notice of liability insurance coming due in February. We will shop around to see if we can save some money.
- **Compliance Issues:** (Matt, reported via Sean)
  - Some discussion of outstanding fines. Burgess trailer fence is being fixed. Nakamora has a pond that is looking awful — we have received one fine for that. They have called landscapers but we haven't seen action.
  - Still may have a caregiver living in a trailer, but it's out of sight behind the fence.
  - Couple of trash can issues have been taken care of by Matt.
- **Website status.** Brian proposes moving our web server because of maintenance difficulties with Start Logic. Following advice from Dave Shirley (Mind2Sight -- our web developer), we are going to move to godaddy.
- **Other business:**
  - Work is finally being done on the empty lot on 35th. We need to check that whether the plans we approved last winter will be used.
- Meeting adjourned 4:30. Thanks to Ann Sampson for hosting.