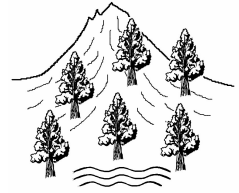


# Cascade View Estates Homeowners' Association



## Cascade View Estates – Quarterly Board Meeting Minutes

3-9-2024

Approved 5-18-24

**Present:** Sean Neary, President; Ann Sampson, Vice President; Chris Nielsen, Treasurer, Brian Hanson, Secretary; Brady Velikonja, At-large; John Seittner, Bookkeeper, Matt MacDowall, Compliance Officer.

Commence at 10:00 a.m. at Brian's house.

### **Old Business:**

Acceptance of meeting minutes from previous meeting. (Minutes were circulated with agenda.)  
Approved.

Action items pending:

- House that was for sale has been updated and put back on the market.
- Ann reports on a new sign proposal. We have proposals. City has passed an ordinance that allows us to have a second sign, so we wish to update the existing sign and put a new one at Cascade Vista Drive and Reservoir. The board approved a tentative design and will now get bids.

### **New Business**

#### • **Financial review:**

- John : \$61k at end of Feb. We are slightly ahead of budget. Winter is slow for moving houses.
- John is retiring as bookkeeper on September 30. We did some brainstorming on potential replacements. We could move some duties to the Treasurer.
- Chris has talked to credit unions. We could put reserve funds into CD and get better interest rate, but that means 5%. We currently get 1% on savings and nothing on checking. Online banking should be considered, but we have two signers currently and that would be difficult with online.
- If we get more than \$100 of interest we start being taxed. State has a minimum of \$150 tax, and we don't get that much interest.
- Discussion of Reserve Study plans. We could have the reserve study done by the annual meeting. Make sure we review it before accepting. Should give us a 30 year sense of what we will need, including cash versus reserve. State recommends we do this every few years.

- **Landscaping:** status of fence and maintenance projects.
  - Trees on Reservoir are starting to bud out. If the chopped trees are dead, city will contact the homeowners. People are pretty upset about the trees — expect feedback at annual meeting.
  - Matt reports on the fence. 1056 feet of fence with 66 posts is what we still need to replace. \$2100 for tear-out. About \$55/foot for replacement — \$58k, which is \$36k of materials alone. Cedar is expensive. Staining is \$5/foot, each side, so \$11k for staining. Looking at \$71k overall, but no rush, things are not falling apart yet. There is some rot on the bottom of the fence. It would take about 2 weeks. Steel pillars and brick posts are in good shape, main problem is wood rotting.
- **Website:** We have moved the website to GoDaddy and things are working and are up-to-date. Dave Shirley (Mind2Sight) was very helpful. Updates are now easy. At request of realtors, Brian will add annual dues and transfer fee to the website.
- **Compliance Issues:**
  - Officer report. We have a yard debris problem to deal with, we have a few trailer issues that require notice. We have a house with a garage that is setup as a bedroom.
  - Nakamura house still has fines accumulating for not maintaining lawn.
  - Status of the building projects on Xero vacant lots: We have appropriate ARC requests. They have started pouring concrete so construction has begun.
- **Preparation for Annual Meeting**
  - Setting date, time, location. Saturday, May 18, 9:00 for quarterly Board meeting, annual meeting at 9:30. Location we have been using in recent years is no longer available, so there was some brainstorming about possibilities. Calls will be made. [Note added after meeting: Chamber of Commerce conference room was reserved.]
  - Gather agenda items.
    - Capital/reserve projects. Reserve study review, including fence costs. Should we move some of reserve to higher yield CDs we can't get out of in a hurry?
    - Do we need a special assessment?
    - Trees -- we assume there will be questions about what happened on Reservoir and what we're going to do about it..
    - Development in the cinder pit will raise questions. We should also update what we know about development plans for down the hill to the east.
    - Speeding update. We have a meeting set up with the city. 10:30 this Thursday. We need a brainstorming session about what can be done.
  - Board: who needs to be replaced, who needs to be voted on? Last year, Brady and Brian were elected to two-year terms. We will put Chris on the ballot this year, Sean and Ann next year.

Adjourned at 11:23.