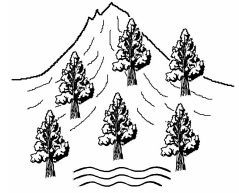


# Cascade View Estates Homeowners' Association



## Cascade View Estates – Quarterly Board Meeting Minutes

11-4-2024

3:00 p.m. at Sampson Residence

[Approved at Winter meeting, 2/13/25]

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

### Old Business:

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

### New Business

- **Financial review:**
  - Evelina wanted to know how often we want reports. Quarterly. We will get reports very soon.
  - We have received \$1k in HOA transfer fees this month (four transfers).
  - As of 10/31/24 no outstanding dues or fees
  - \$33k in checking at this point. Savings \$45.7k.
  - Approved \$106 as the 2025 HOA dues (at our maximum increase of 3%). Letter will be tweaked by Sean and sent out first week of December. Evelina has the invoices ready to print out. We will mostly use the same procedure with Evelina as we did with John.
  - Evelina looked into high-yield savings accounts and found three different money-market based accounts that are completely liquid and FDIC insured, with interest rates from 4.5% to 4.65%. Approved moving all of our savings to a higher interest account, with recommendation for Western Alliance bank at 4.65% because Evelina has worked with them in other organizations she works with. ACH transfers work with this. Chris and Evelina will work on getting this new account put together.

Related to the savings amounts is that every year at this time we move some money from checking to savings. We are going into the time of year when we have few expenses except snow removal, and the money from dues will start to come in. After discussion and recommendations from Chris and Evelina, we will move \$10k to savings.

- Insurance will be coming up soon. No other major expenses on the short-term horizon.
- **Common area:**
  - Irrigation has been turned off and the lines have been blown out. Will need to have the leaves cleaned off the sidewalk but are otherwise done except for snow removal. Ann calls Benitez (our landscaping contractor) when we get 3" of snow. We need that to happen after the City snowplow goes by so we don't do it a second time when the snowplow dumps the Reservoir Drive snow on our sidewalks.
  - Our entrance sign is finished. Many of us have gotten very positive comments. Kudos to Ann for coordinating this project.
  - Work on Reservoir Drive was done by the city, during which they dug up some of our landscaping and may have broken some sprinklers. This was done after the sprinklers were turned off and blown out, so we can't know until spring if we have damage that needs to be fixed. Ann has pictures. The city has promised to fix the irrigation in the spring if it is clogged from their work, and she has that in writing.
- **Compliance Issues:**
  - A few political signs and a strange "Wu Tang is forever" sign had to be removed. That season is almost over.
  - Vacant lot on Xero has been cleaned up by Benitez at our request. We met the lot owner at the site and the problem was resolved amiably. Benitez charged the lot owner \$1000 and they have paid.
  - Vacant lot on Cascade Vista Drive needs to be cleaned up better. Brian is a neighbor and can inform us of issues and progress.
  - Neighbor of Ann has inquired about extending the 72 hour RV parking limit because of a medical issue that can be helped by an extended visit from relatives for caregiving. As Sean said, "everybody has a story" and if we make exceptions, the whole neighborhood will be on our case and the rules will basically be over. We have to be consistent.
  - House on Volcano court was just painted, we can't have approved. We would not have approved the red house — it has been fixed. We seem to have a number of door colors that nobody remembers approving. In general, we may need to get more serious about unauthorized painting because it seems we are getting some. Sean will look through the ARC requests
  - Worst lawn in the neighborhood is an older lady who has been resistant to our compliance officer. Will be re-addressed in the spring.
  - A house on 35th place has a pickup hooked to an enclosed trailer that stays in the driveway for days on end. He says he moves it every 72 hours, but we are not under the impression that this is true. Continued monitoring expected.
- **Progress on speed control for Cascade Vista Drive**
  - Has been tabled for now. Want to wait until after the election. Our current mayor has published newsletter columns about the problems of speeding, particularly on residential streets. If he is reelected, we should pursue this farther.
  - Possible petition and special assessment to get speed bumps should be brought up in better weather in the spring and after further talks with the city. We may need to do

more than one street to make sure we don't push problems from Cascade Vista Drive to other streets.

**Adjourned at 4:00 p.m.** Thanks to Ann for hosting.