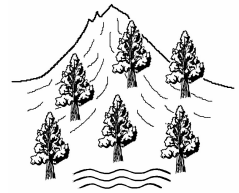


Cascade View Estates Homeowners' Association



Cascade View Estates – 1st Quarter 2025 Board Meeting Minutes

2-13-25

3:00 p.m. at Sampson Residence

Minutes a

Approved at 2nd Quarter Board Meeting, 5-3-2025

Present in person: Sean Neary, President; Ann Sampson, Vice President; Brian Hanson, Secretary; Brady Velikonia, At-large; Matt MacDowall, Compliance Officer; Evelina Davidson, Bookkeeper;

Present via telephone: Chris Nielsen, Treasurer

Old Business:

- Acceptance of meeting minutes from previous meeting. (Minutes circulated with agenda.)
 - Accepted without revision
- Action items pending: (none)

New Business

- **Financial review:**
 - Evelina reported on finances. We have 2025 dues from all but 70 HOA members, which is typical two weeks before the deadline. A couple of new homeowners led to incorrect bill mailings, so we have given a couple of short extensions for people who were billed late. Everything received so far has been deposited.
 - Evelina proposes changing a couple of procedures. Our previous bookkeeper expensed annual insurance, paid in January, over 12 months, and also annual dues income, which is almost entirely received in January and February, over 12 months. We agreed to allow her to simplify the accounting, assuming that everyone recognizes that these are annual expenses or revenue that come in during a short period early in the year. We continue to appreciate John Seittner for keeping us solvent and in compliance for 16 years, but Evelina should feel free to suggest changes that lead to simplifications or modernizations in bookkeeping procedures.
 - Evelina reported on amounts in reserve and in checking indicate we are in very good shape, with concerns about fence repair and replacement (see below). We now have 2024 annual financial statements available to be put on our web site.
 - We are looking into higher-yield investments (4% is a good rate right now), especially for the Reserve fund, based on research by Chris and Evelina. We have a

recommendation from an Edward Jones broker Chris deals with for CDs as being our best yield. Board is concerned about having too much locked into CDs with potential emergency problems (again, see fence, below). OCCU is offering promotional deals to get started in the region, and Evelina will do further inquiry on our behalf.

- **Landscaping:**

- Recent auto crash into the common-area fence: acquiring insurance payments and arranging repairs:
 - Have a bid from Somerset Fencing for repair of just the damaged section. Sean suggests getting another bid from Somerset and another contractor to cover the lower 1/3 of the fence, since this was all due for replacement eventually. Agreed that we should seek these additional bids.
 - There may be damage to the sprinklers that we haven't seen yet. Also, a tree is damaged. We need to make sure our arrangements with insurers recognize that we may not know the entirety of the damage for a few months.
 - Sean will take lead on dealing with insurance.
 - Do we know if homeowners need a temporary fix, e.g., for confining pets? We will inquire about that.
- Status of other maintenance projects as we approach spring.
 - We sent out a statement about fences that need maintenance (power washing and staining, generally) in our dues mailing. Brady, operating in his role as a local real estate agent and not as a member of the HOA board, has been sending newsletters to the neighborhood as part of his normal marketing, and he has noted that a couple of contractors offer discounts for fence maintenance. We will continue to have statements about needs for fence maintenance in our communication with the homeowners.
 - Follow-up on last-year's "butchered" trees. Everything has survived, but the ones trimmed professionally by an arborist actually look better than they were before. We should look into the expense of having all the trees on Reservoir trimmed to be consistent, which might in fact improve the look of the whole common area. (Mentioned below for annual meeting discussion.)

- **Compliance Issues:**

- Compliance Officer report
 - 3110 CVD garbage cans left out in front of garage was dealt with, but they have resumed violation. Homeowner is trying to blame Compliance Officer for moving trash cans against cars. They have built a cover for the cans, but did not do an ARC request. This is not resolved. Another home on CVD has put in a trashcan cover, so there is precedent, but previous ones have asked ARC approval.
 - Have had a boat parked too long. Have had some garbage out again. Have motorcycles improperly parked on CVD. Mostly, people respond well to reminders.
- We had an anonymous complaint about an addition to a house (a small bump-out) that was not submitted as an ARC or approved, 3204 SW 35th St. They will get a letter saying they can come into compliance within 30 days or be fined \$500.

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- **Changes in what real estate agents need to know from us. (Brady)**
 - Forms being sent to potential buyers in HOA communities are making a bigger deal about making sure we have sent a wider list of informational documents regarding our finances, rules, insurance, and more. We need verification from a buyer that they have seen it.
 - We will try to put more of this information on the web, in expectation that real estate agents will be inquiring. Brady has given a list of documents to Brian, and Brian will work with other board members and Evelina to try to get more of this information on the web, preferably under a simple tab that real estate agents can go to. This will be an long-term process, as some of the documents requested are not things we usually generate. However, we are low-key HOA, as HOAs go, so we hope there will be some slack.
- **Preparation for Annual Meeting**
 - Date, time, location.
 - Date that works for all is Saturday May 3, We would like to use the Chamber of Commerce conference room again -- inquiries and permission pending. 9:30 a.m. for the Spring board meeting which serves as a pre-meeting for the annual meeting. 10:00 a.m. for the annual homeowners meeting. We will provide coffee and cookies this year, as well as the raffle for free dues, to encourage attendance.
 - Special agenda items.
 - Speeding on CVD: 43rd St. is not going to connect to Canal Blvd anytime soon, so the treatment of CVD as a through street that people take too fast is not going away.
 - Tree roots on Reservoir will be complained about. Do we want to top more of the trees to make them uniform? (See above, about landscape maintenance.)
 - Board elections. Brady & Brian were elected to three-year terms two years ago. Chris was elected to a three year term last year. Ann & Sean are up for election.
 - Ann is willing to stand for re-election for another term.
 - Sean is not going to serve for another term as President. Board had some discussion about reasons and we are totally supportive of his decision and grateful for his service over the last few years, but we need a new president.
 - Ann is currently VP and will consider moving up, but will also talk to Chris about him moving up. Brian & Brady prefer not to be considered for President.
 - If either Ann or Chris moves to President, then Brady has expressed willingness to replace their officer positions from his current Board position as At-Large. We discussed a few other names that might be considered as At-Large to replace Brady, and have board members who will discuss possibilities with them. No names not currently on the Board are included in the Minutes.
 - Ballots names need to be ready by mid-March, so these decisions are high priority. Note that if anyone is *changing* positions (e.g., Ann or Chris moving to president, Brady replacing that position, etc.) it should be on the ballot.

- Because Brian will be away during the two weeks of April when the mailing needs to be finalized, printed, and sent out, we will not follow the tradition of having a March 31 first-quarter financial statement included in the mailing. This should enable us to get the mailing out by late March.

Adjourned 4:25. Thanks to Ann for hosting.