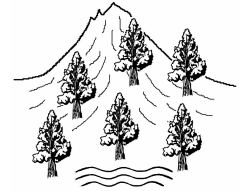


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

11-21-20

HAPPY THANKSGIVING TO EVERYONE

Attendees: Gary D. – President HOA, Sean N. – VP HOA, Lora O. – Treasurer, Pamela S – Secretary, Ann S – Member at Large, Mike S. – Compliance Officer, John S – Bookkeeper

Old Business:

Acceptance of previous meeting minutes and status check on Action Items. Items still pending from last quarter.

Acceptance of minutes motion carried.

- **Lot 240 Blue House:** **Status** – Lien has been placed on home. There appears to be some activity at the home but no painting yet. Owner has not paid fines. No status yet. **Action:** Lien has been placed on home. What are next steps? **Status:** Tenant still living there. Nothing taken care of yet although lawn is being maintained, but not planters. Decision to continue fines, which will be \$ 2100 by end of the year. Sean suggested painting the house and adding the cost to the lien. John suggested to go ahead and arrange for painting since we do want to be fair to the rest of the neighbors who have been very patient about this shabby home. If we paint, then we will continue the fines of \$15.00 every two weeks. **Action:** Sean to investigate access details to provide any painter statutory access. Suggestion by Ann to vote on color in spring. **Action:** Letter to inform neighbor with paint suggestions that if they do not paint by April 1,2021 the HOA will paint the house for them and add it to amount owed. No break to current application of fines. Suggestion to get bids for painting. April first date will be a final deadline for them to comply with painting the home.

- **Lot 254 Trailer in back yard on CVD** – Front yard has been greatly improved. Send a nice letter to current occupant. **Action:** Letter to owner to paint house. **Status** Letter pending. **Action:** Resolved as yard greatly improved but still need to send letter to owners for spring painting. Sign with generic HOA in letter.

- **Fire break?** Area behind homes on CVD have overgrown brush that is possibly a fire hazard. Ann has been speaking with Jacob who is with city. **Status:** Ann to contact fire Marshall. Jacob is local code officer for SW Redmond. He has not gotten back to Ann. **Action:** Ann will follow up before next quarterly meeting with city. Would be nice to get clarity for fire break from the city. Ann and Gary to clarify.

- **Raise HOA Dues:** A suggestion that we raise dues for next year to \$85.00 or \$90.00? **Status:** Recommended by John to increase. **Status:** To be discussed with John at next meeting. **Status:** Clarification on how much to raise fees. Sean mentioned snow removal as an additional fee to be

added to operating costs for this year and possibly extending into next year. John stated there are concerns to raising it too much such that we exceed the maximum for loading the reserve fund according to the State mandates. John states we are still well funded now. Ann mentioned that if we paint the blue house it will add to our expenses. Dues have not been raised for 6 years, we had to add trees this year and the entrance sign has been discussed for replacing and adding to CVD entrance. Motion to raise dues \$ 10.00 annually. Motion carried unanimously.

- **Lot 161 Lights on home** – Not allowed per CC&Rs except for holidays. Lights are multicolored. To be followed up. **Update:** Homeowner has removed the lights. Resolved.

- **Unkempt yards** - Status

Letter to owner of lot 32 for lot on CVD is in the mail for weed maintenance. Status: resolved.

Letter to owner of lot 96 corner of Yew and 36th PI sent for weed maintenance. Status resolved.

Letter to owner of lot 75 (empty lot) on CVD for lawn / paint maintenance. Status resolved.

Lot 108 (pink house) Removed large plants bordering front deck, but lawn is dying. Owner will remove lawn.

- **Lot 51 with incomplete garage repair on 35th PI.** Needs to finish garage wall. **Action:** Gary to speak with owner about completing the repair. **Action:** Mike to contact owner as well.

New Business

- **Accounting Status from John.** Please submit any anticipated expenses for 2021. Based on decision to raise fees, no money will be shifted to reserve.

Lora to follow up about Blake fees for next year. Need letters for December and draft to be sent to board for approval prior to printing. Snow removal.

Lora looked up snow removal fee estimate for Quality Finishers at \$ 60.00 per hour. Gary mentioned that if we remove snow from Reservoir Dr. and no where else, it might be deemed unfair. Sean suggested that we include these costs in the Dec letter. **Action:** Lora to ask Blake and Sons for estimate. Lora to follow up as decision for snow removal agreed to by board. Motioned carried.

- **Status of lot 7 at 3330 Wikiup Ct. Owners continue to operate AirBnB** – Suggestion to begin fines of \$100 every 2 weeks until they comply and shut down this business. Requires discussion to determine next steps. Owners have been fined in the past. They stated this was stopped last year. Monitoring has been continued and it has been determined that the owners are continuing the business in non-compliance of the CC&Rs. **Action:** Letter to fine them \$100 every 2 weeks. Mike suggested making the fines steep to deter. We can file lawsuit according to Sean and we can apply attorney fees (injunction) to not do this in the future. Cost benefit must be effective to have them stop. Sean suggests chatting with our previous attorney about options. We have surpassed 30 days. Gary wrote to them for past non-compliance and fined them which they have paid. John to charge fees when Gary notifies him to begin 100 per 2 weeks. Need to keep fine dates for 1st and 16th of month.

- **Status of lot 105 at 3713 SW Yew Lane BB hoop request** – Owners have submitted ARC form so that the hoop can remain in front of their home in the street. Possible problem for snowplows and street sweeper. **Action:** Letter to specify to put away when not in use and snow exists. We will revisit if neighbors complain.

- **Status of lot 101 at 3654 SW 36th Pl.** – Owners have re-submitted ARC request for placement of their RV. This new request is improved over last request. **Action:** Approved.

- **Lot 35 – Status of investigation into 2nd floor apt. rental.** Resolved – after consulting with three attorneys at considerable expense to the HOA, into whether this rental is considered in compliance or outside of compliance with the current CC&Rs, it was found that the rental of the lower level is complying with the CC&Rs. This matter is now closed.

Report out from Mike Compliance Officer

17 new homeowners this year.

Posted notices, the majority are for trailers. He has not had any problems. Most are quick to comply, and response has been good after notifications made.

Lot 225 -3744 SW Volcano. Vegetation encroaching on sidewalk - complaints have been made. Discussion ensued about the new owners are fixing up house. Issues with sprinklers remain. New owners explained that come spring they will be re-doing the sprinkler system.

Lot 132. 3779 SW Xero Place. Facia boards need maintenance. Steps are also needing refinishing and painting. This is lot that was very shabby with weeds and overgrowth but now the yard is being maintained.

Lot 56 - 3738 SW 35th Pl. New owners are now moved in. John still does not show the new owners are recorded. **Action:** Sean sent John new information about recorded deed.

Meeting concluded at 10:50am.