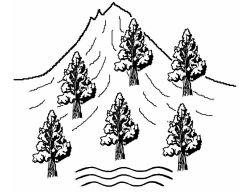


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

2-20-21

Attendees: Gary D. – President HOA, Sean N. – VP HOA, Chris N. – Treasurer, Pamela S – Secretary, Ann S – Member at Large, John S – Bookkeeper

Not present: Mike S. – Compliance Officer

Welcome to Chris Nielson as our new Treasurer! Chris replaces Lora Oliviera who retired from the board after 3 years last month. We thank Lora for her service and wish her well. She has agreed to accept any questions via email should they arise. Pamela to contact First Interstate to arrange a new signature card for Chris and to exclude Lora. Motion carried by all to add Chris Nielson to the board.

- Sean agreed to possibly use his office conference room. John to arrange the annual meeting. Sean stated to send out communication stating that they can always send comments to board. We can work on that together.

- Sean has been voted in and

Old Business:

Acceptance of meeting minutes from previous meeting. Motion carried as amended.

Action Items pending:

- **Lot 240 Blue House:** –**Action:** Draft letter created to inform of board decision to begin actions to contract a house painter by April 1st, 2021 should the owner continue to refuse to paint. Make them an offer to reduce the fine if they comply with painting. Fine right now is over \$2500. Paint should be done by end of April. Written confirmation from painter. Send to us by April 1st.

- **Lot 197 on 35th Ct** – In foreclosure but COVID has extended proceedings once again. To be continued.

- **Lot 254 Trailer in back yard on CVD –Status.** **Action:** Resolved as yard greatly improved but still need to send letter to owners for spring painting. Sign with generic HOA in letter. **Action:** draft letter pending.

- **Fire break?** Area behind homes on CVD. **Action** Ann and or Gary to contact city for possible action to reduce fuel prior to next spring. To be pursued by Ann. Sean agrees that city needs to get involved to remove brush.

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

owner. Grandson has been looking for match to brick. Owner has agreed to finish the repair within 30 days.

- **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:** Drafted letter to specify to put away when not in use and snow exists. We will revisit if neighbors complain. Mike has reminded them to remove when it snows so that the street sweepers and snow removal. Check with complaining neighbor. Send Lora plant as thank you.

New Business

- **Accounting Status from John.** Where are we on paid HOA fees so far? We have 27 people still pending HOA fees. One sent 85 dollars, other paid with Insufficient funds. Since we raised dues, a transfer will probably be needed.

- Letter has been sent to all neighbors asking for new volunteers for the board to replace the President, Secretary and Compliance Officer positions.

- **Snow Removal** – Action: Gary negotiated new contract with Quality Finishers at \$ 180 per event. This is reduced from original \$ 240 price. Thanks, expressed to Gary for renegotiating.

- **Blake Fees for 2021-** Action: Lora to follow up about Blake fees for next year.

- **Status of lot 7 at 3330 Wikiup Ct. Owners continue to operate AirBnB** – Action: The board met with the homeowners to provide a venue for any questions and to clarify our actions due to the continued short-term rental of the house. The homeowner assures us they are no longer renting short term. This hearing is described in the By-Laws as needed in the process of communication with the homeowners. Status – Resolved.

Question by John: What actions should we be taking for the last 2 months of 2020? No further action required.

- Report out from Mike S Compliance Officer

FYI Mike will be leaving as compliance officer at the end of February since he is moving. Gary Stage has volunteered to replace Mike. John to make the change to payments with further info required from Pamela S.

Anne Bressler – Comments. Issue of rental letter add to addendum item. Issue in letter was shared with outside council. Make portion of that letter available to Anne and include in minutes. Anne thinks the HOA has the final word on this issue. It was shared that the HOA board need to follow applicable state and local rules. Anne will send whatever information she has. Sean pointed out that Anne can follow up with homeowner directly if she still has issues with parked cars on her street. The HOA agrees we will not pursue this issue any further. Sean asks for Gary to communicate with Danielle Lourdi to draft a letter for Anne.

John commented on the interpretation of the CC&Rs. How board turnover can produce different interpretations of the rules. We shared that we do the best we can, discuss issues of the CC&Rs openly with the board and come up with consensus decisions.

Meeting concluded at 10:10am