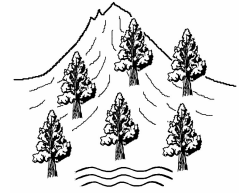


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

5-22-21

Welcome to Sean Neary as our new HOA President. Also welcome to Brenda Turner as our new Vice President. Welcome to Gary S. who has taken over Compliance Officer duties.

Farewell to Gary Diefenderfer. Thank you for your contribution during the last 5 years. The board wishes you good luck on your future endeavors.

Old Business:

Acceptance of meeting minutes from previous meeting. Motion carried with an amendment from Sean.

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. **Status:** The house has been painted. Shrubs need attending to, still. What should John do with the fees still owed?? **Status:** Agreement to send fines quarterly statement.
- **Lot 197 on 35th Ct** – In foreclosure but COVID has extended proceedings once again. To be continued. **Status:** Pending
- **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. **Status:** Letter was sent and received by owner. A reply was sent to Gary D.
- **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. **Status:** **Some of this land is owned by neighbors, some not.** **Action:** Anne will go to city.
- **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:** The owners have not complied. Send fine to owner. Sean to send John details of fine. First fine 50 dollars. Second month 100.00 starting on June 1st.
- **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. **Status:** Is this a non-issue now? No additional complaints. Motion to close

- **Blake fees for 2021.** Was this ever checked into? **Status:** Gary took care of this. Anne to purchase flowers for entrance and plant.

- **Lot 197** – What is the status of the Foreclosure? John is continuing to fine 50 every two weeks. Should John continue to fine. We can keep fines of 100 a month but we don't expect to get reimbursed.

New Business

- **Accounting Status from John.** Quick report on state of HOA finances. Per his previous communications, all HOA dues are now paid by all neighbors. Exception is Ricky Saunders.

a. Should he continue to try to collect fines yet unpaid?

b. Blue house, should he continue to mail out the accrued fines?

c. Livy house still owes fines. Resolution not to send any further demands for payment of fine. Gary S. to reach out and send ignore bill.

Financials are good. Voltin still owes 2977.00. No interest accruing on this fine. Ricky S. is up to 2445.00 currently in fines. All dues have been paid for all other neighbors. Karin Mills house needs painting.

Insurance Question: If the fence burns down who would pay to replace the fence? Call the insurance company and find out. John to determine.

- **Report out from Gary S Compliance Officer** - Garbage cans are main issue with neighbors. Most folks are nice about correcting the issue.

- **Bank Signatures** – Everyone needs to go to First Interstate and sign a new authorization page. Pamela will go to bank this week to provide meeting minutes showing Gary D leaving and Brenda and Sean changes in position on the board.

- **Nice Notices** – Continue to leave nice notes. High school class signs are ok. No other except for sale signs but we will allow class of 21 signs and slow down signs. No advertisements for painters or political signs are allowed.

- **Monthly Checks** – New procedure all checks need to go to Chris for signatures and mail out.

- **Lot 24 RV Cover not removed**– Owner has been spoken with by Compliance to remove the RV Cover. What are the next steps since it has not been removed? ARC request was submitted after cover was installed. Keep an eye on this to see if anyone complains. Put into “don't ask don't tell” status. The item is set back so that it is not noticeable from the street. It is behind a fence. Sean to swing by to chat with them about lowering.

- **Lot 110 - Street Sign Missing/ Altered?** Neighboring homeowner claims Xero Way reference missing from street sign. Status: Tell the homeowner to call the city and ask for sign replacement.

Meeting concluded at 10:30am