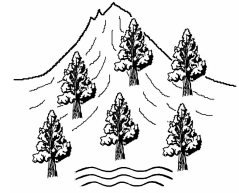


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

8-28-21

Attendees: Sean N, – Pres, Brenda T. – V.Pres., Pamela S.- Secretary, Chris N. – Treasurer, Ann S. – Member at Large, Gary S.- Compliance Officer

Not Present: John S. - Bookkeeper

Old Business:

Acceptance of meeting minutes from previous meeting. All voted to accept.

Action Items pending:

- **Lot 197 on 35th Ct** – In foreclosure but COVID has extended proceedings once again. To be continued. **Status:** Pending. Gov. Brown extended the moratorium on foreclosure.

- **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. **Status:** Ann showed board the extent of the fire break. 42 homes face the open space. Person named Aaron Smith who works for the city, is not inclined to reveal the owner, but Sean showed us the tract that is possibly owned by a developer. Discussion about fire danger in general with city did not evoke a response for action. Ann / Sean will send letter to city indicating we need defensible space. Send Sean blank letterhead.

- **Blake fees for 2021.** Was this ever checked into? **Status:** Gary took care of this. Anne to purchase flowers for entrance and plant. **Status:?** Planter was completed. Anne has issue with current conditions of the common area. Sean suggested we start looking at other landscape companies. Anne suggested inspecting the contract. Chris volunteered to inspect the contract and create a statement of work. The water needs to be increased. Follow up at next meeting. Seek personal referrals for new potential landscape companies and get bids.

- **Lot 197** – What is the status of the foreclosure? John is continuing to fine 50 every two weeks. Should John continue to fine was a question mentioned. We can keep fines of 100 a month but we don't expect to get reimbursed. **Status:** Pending next meeting

- **Lot 240 – Blue house:** For sale currently but lien still active.

- **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. **Status:** House is for sale and cover has been removed. Closed issue. Home has been sold.

- **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. **Status:** Sean was contacted the City and explained the situation. They will contact transportation dept and do something. Pending answer at next meeting.

New Business

- **HOA Website and physical Archive** – For the website issues, PS will call tech support for uploading documents. For the physical archive that was passed to Sean, he will trash the oldest and written communications that according to state law, are not needed.

- **Landscaping with Blake and Sons.** Ann had collected a list of home showing issues with blockages of sidewalks by trees and vegetation. The homeowners need to be made aware of the issues in a casual way. Ann, Chris and Sean discussed possible alternatives to having lawn in the common area vs installing rock or other water saving materials. We can look into it for next spring. Further discussion to follow.

- **Lot 120 / Lot 121**– Homes were fire occurred. On behalf of HOA send Callen a nice note showing our appreciation. Lora and Callen contributed an amount and suggestion to send a note or gift of appreciation. Reach out to Lora and determine what her son might like as a gift. Sean to reach out to fire homeowners (x2) to express sympathy and to express that they do not need to submit ARC requests for work on their home. Vote agreed upon that 40 dollars will be appropriate for gift for Callen.

- **Report out from Gary S Compliance Officer** – 3660 Volcano Ave. Corner of Volcano PL and Ave. Yard is mostly dirt, no lawn. No mulch but yard is taken care of. The question from Gary S was if we need to communicate with the homeowner to determine if action needs to take place in the yard. **Update:** So long as the yard is taken care of, the HOA has no issue. Gary will follow up on fix-it list from Ann.

- **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. **Status:** Completed but ATM card needs to be issued in Sean’s name. **Update:** Sean will follow up for completion of ATM card information that is needed.

- **Reminder** to send HOA board your notice when leaving town for vacations, etc.

Meeting concluded at 10:20 am.