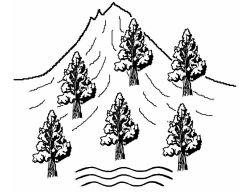


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

2-12-22

Attendees: Sean N. President, Brenda T.- V-President, Chris N.- Treasurer, John S.- Bookkeeper, Pamela S.-Secretary

Not Present: Open position, Compliance Officer

Old Business:

Acceptance of meeting minutes from previous meeting. Motion to approve carried.

Action items pending:

- **Lot 197 on 35th Ct** – In foreclosure but COVID has extended proceedings once again. To be continued. **Status:** Moratorium is over. Loan company will restart proceedings to get foreclosure going again.
- **New Landscaper** - Chris and Ann to follow up on SOW. **Status:** Still pending . Two parts to be investigated. Chris and Ann have been working with Benitez and will follow up to get things settled. Chris commented that fertilizing and planting should be added to SOW. **Action:** Send bid to board for review. Arborist will visit in the spring to provide bid for maintenance.
- **Lot 240 – Blue house** – Did this home sell? Sean has update. Sean received msg from new owners. March 17th is the close date. New owner needs to build fence and wants preapproval. They owe us \$ 3100.00 which includes fines and fees. Discussion about adding interest charges to the lien amount. **Update:** Fees have been paid.
- **Website:** For now, post Technical Difficulties message to home page. **Status:** Still not up dated. Sean will provide contact to Pamela for web person in their office.

New Business

- **Budget for 2022** – Financial review. – John. We are doing well. Sean has access to bank accounts now.

- **Notification of new sales.** – John sent new sales list. John mentioned that sometimes the county does not notify of new sales. Request to notify John if we see a home for sale so he can be on the lookout for new sale.
- **What is the status of unpaid HOA fees?** As of today 38, homeowners still have not paid their 2022 dues. John to send them reminder that dues must be paid by March 1st.
- **What is the status of current liens?** Saunders and Voltin are the only liens. **Update:** Lien on blue house has been paid with the sale.
- **Violation Notice form.** – Sean to overhaul the wording for clarification. **Status:** Pending.
- **Compliance Officer position is now vacant.** Gary S. resigned effective February 1st. Before we drop note, try to have conversation with homeowner first before leaving note. For now, the board will split up development and patrol all section.
- **Quality Finishers** – Continuing replacement of fence. Should we get on their schedule for 2022? Are they still available to clear snow from sidewalk along Reservoir Dr.? Sean to contact and get bid. **Status: Pending**

Signs and political flags on homes. We will leave as is.

Speed sign has been placed on Cascade Vista Dr. Finally in the correct place. Discussion about traffic increasing as new residential neighborhoods are completed.

Discussion about a neighbor Harold and Kim that have a tree in their front yard that is in jeopardy of falling on Ann Sampson's block wall. **Action:** Ann will monitor the tree only as these folks have health issues with Harold right now.

Meeting concluded at 10:20am