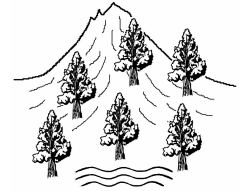


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

05-07-22

Attendees: Sean N – President, Brenda T – Vice President, John S – Bookkeeper, Ann S – Member at Large, Pamela S – Secretary, Chris N - Treasurer

Not Present: Open position, Compliance Officer.

Old Business:

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

Discussion / 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. **Status: Lien and fines pending.**

- **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 Landscaping 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 next spring to provide bid for maintenance.

Update Status: Benitez. Cleaned up the leaves, sprayed for weeds, fertilizer to be applied, sprinklers turned on as of yesterday. **Issues remaining.** The lights in front of sign are broken. Action: Carlos the landscaper can fix. John has been sent all documents for landscaper to set up billing. Sign needs some maintenance. Ann to follow up in completing bid to fix the sign. Three nesting spruces on opposite side of street. Dana to be contacted for sign fix and to possibly create 2nd sign for upper entrance. Sean has contacted neighbor and he seems amenable to having a sign installed opposite side of entrance. Ann wants to replace some of the shrubs on Reservoir Dr. Potentilla is crowding the Barberry plants so Ann wants to take out the potentilla and trim the barberry. Some sprinklers need to be replaced and sod is very thick which complicates the sprinkler head reaching all designated spots. Motion carried for Ann to get bids for land improvement projects.

- **Website:** For now, post Technical Difficulties message to home page. **Status:** Still not updated. Sean will provide contact to Pamela for web person in their office. **Status:** Sean has made some updates to the site. What is the long-term plan? We need to upload documents to the site. Still pending. **Update:** Bill Trumble provided a name of a fellow close

by who might be able to re-do our website. Pamela S to contact him and provide readout at August meeting.

New Business

- **Financial review.** – John. Cash in reserves are in good shape. Operating cash fund is also in good shape. Lawn care incremental costs can be covered by reserve fund. 2 homeowners owe us quite a bit in dues and fines, so Sean and John have discussed how far we want to fine the late payers. One has paid the fees but have late fees still pending payment. Owners for lot 11 and lot 242 owe \$345 and \$340 respectively. Sean suggested capping the fines for nonpayment of HOA fees to 500.00 annually then apply lien. All agreed to this plan.

- **What is the status of unpaid HOA fees?** Several homeowners still have not paid their 2022 dues. John to send them reminder that dues must be paid by March 1st and after that date fines will be incurred.

- **What is the status of current liens?** Saunders and Voltin are the only liens. **Update:** Lien on Voltin house has been paid with the sale, but Saunders remains active. This is the home which has been under foreclosure since 2020 but was stalled out due to pandemic delays. The foreclosure should start up again in 2022.

- **Violation Notice form.** – Sean to overhaul the wording for clarification. **Status:** New form provided by Sean and is currently in use.

- **Compliance Officer position is now vacant.** Read out for any issues observed. It was agreed that each of the board members will oversee selected sections of the development.

- **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, but it was agreed that we should wait another year until 2023 and check wood pricing then.

- **Signs and political flags on homes.** We will leave as is. Discussion of multiple signs in yards like School Team signs and political signs are still not allowed, but leniency for speed and school graduate signs plus dog signs will be tolerated for now.

-**Speed signs** have been placed on Cascade Vista Dr. Finally in the correct place on either side of CVD. Discussion about traffic increasing as new residential neighborhoods is planned and the resulting impact in traffic for our streets. More discussion to follow.

- **Discussion about a neighbor** - Lot 73 neighbors of Ann S. have a tree in their front yard that is in jeopardy of falling on Ann's block wall. **Action:** Ann will monitor the tree as these folks have health issues with Harold right now. To be discussed at next meeting.

- **Replacement of secretary** – We have had a neighbor come forward as secretary replacement for Pamela S. We will invite Brian Hansen to our August board meeting and evaluate if he will be a good fit and if he is still interested.

Meeting concluded at 9:15am.