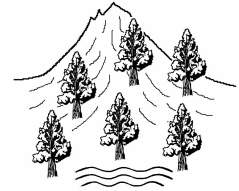


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

08-24-22

(Minutes Approved 11-12-22)

Present: Sean N – President, Brenda T – Vice President, Chris N – Treasurer, Pamela S – Secretary (outgoing), Brian H – (Incoming) Secretary

Not Present: John S, Ann S.

Old Business:

Acceptance of meeting minutes from previous meeting. Motion carried.

Action items pending:

- **Lot 197 on 35th Ct** – In foreclosure but COVID has extended the proceedings but should commence now that pandemic has passed somewhat. **Status?** John indicated he currently owes, \$ 4,035. Sean indicated the foreclosure will be starting up again soon. To be followed up next meeting.

- **New Landscaper** – Is Benitez working to the satisfaction of the board. Per Ann the new landscaper is going a good job. Ann still working on getting additional bids.
Status of Common Area: The lights in front of sign are broken. **Action:** Carlos the landscaper can fix. **Status:** Have those been fixed? Sign needs some maintenance due to blocking plants. Ann to follow up in completing bid to fix the sign. **Status: ?** Three nesting spruces on opposite side of street. Dana Signs to be contacted for sign fix and to possibly create 2nd sign. 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, and Ann wants to take out the potentilla and trim the barberry. Some sprinklers need to be replaced and sod is very thick. Motion carried to Ann to get bids for land improvement projects. **Status?** Still pending.

New Business

- **Financial review.** – John to provide update to our HOA finances. What is status of HOA late payments? Statement was sent by John since he is out of town. Finances are up to date and we are in good shape. 2 properties have not paid the dues. Question raised if we need to now place a lien on lot 242. Decision passed to wait for late fee during the 2nd year.

- **Compliance Officer position.** Read out for any issues observed. Any volunteers? Status: No takers yet.

- **Quality Finishers** – Continuing replacement of fence. Only 1/3 has been replaced thus far. Should we get on their schedule for 2022 or 2023? Are they still available to clear snow from sidewalk along Reservoir Dr.? Sean to contact and get bid. **Status: Pending**

Fourth of July Junk - A neighbor lot 56 commented that the adjacent neighbor on lot 62 lit off about two hours' worth of fireworks on the fourth and didn't bother to pick up any of the resulting trash which extended to many of the neighbors' yards and driveways as well as the street. The junk was even found in back decks which is kind of scary. The complaint is twofold. One is the obvious junk which the originating neighbor should have picked up, second is that much of the junk was from illegal fireworks. This detail was confirmed by one of the residents affected who is an explosives expert. **Status:** to be included as something not to do for December letter.

Replacement of Secretary – Brian H has volunteered to replace our present secretary. We also have a second volunteer, Libby A. whom I have contacted and left a message for further discussion on what position she may be interested in. **Status:** Since she does not live on site, it was determined that it would be an impediment to being a good fit. Also, she was vague on what open position she might be interested in.

Website Update: Bill Trumble provided a name of a possible candidate for maintaining our website. Message left still pending response.

Follow up/Traffic: Status of traffic changes due to upcoming development next to RedTail Ridge. **Status:** Development is currently under review, and we have submitted our objections and concerns to the city.

Lot next to Ann with junk in front porch. **Status:** Sean to mail a letter asking for information on when the final clean out will be completed.

Clarification of 4.1: This is the section of the CC&Rs which refers to single family home and details vaguely the occupation of said home being confined to one family. **Status:** Sean distributed a clarifying amendment at the meeting which will be emailed to the board members and uploaded to the web site. Sean requested everyone present at the yearly meeting in May get a copy as well.

Rentals in the Development: Question discussed about whether an owner who rents their home needs to register with city for approval. **Status:** To be followed up at next meeting

Storage Box: On CVD there is a storage box in the driveway. **Status:** Sean to follow up with owner.

Quality Finishers: Discussion on finishing the fence replacement on Reservoir Drive. Currently only 1/3 is completed. **Status:** We can let it go for another year due to sky high costs

for lumber and shortfalls in staffing at QF. We will still need to get bids next year. **Action:** Add to agenda for next meeting for phase 2 and 3 of the replacement.

Meeting adjourned at 3pm. Thanks to Chris N for hosting the meeting.