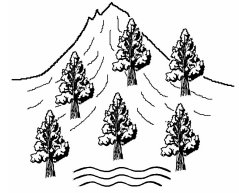


Cascade View Estates Homeowners' Association



Cascade View Estates – Quarterly Board Meeting Minutes

2-11-2023

Board members present: Sean Neary, President; Ann Sampson, Vice President; Chris Nielsen, Treasurer; Brian Hanson, Secretary; John Seitter, Bookkeeper

Also present: Heather & Matt MacDowall, Brady Velikonja as potential board members or compliance officers.

Old Business:

Acceptance of meeting minutes from previous meeting (11-12-22). (Minutes circulated with agenda.) *Approved*

Action items pending: *None noted during meeting.*

New Business

- **Replacement of at-large board member and Compliance Officer: Discussion of any potential candidates.**

Conversation with Mr. Velikonja and Mr. & Mrs. MacDowall regarding the background of the potential board members, all of whom are volunteers. Discussion and vote regarding their appointments will be deferred to executive session at the end of this meeting. We thank them for volunteering and appearing at this meeting.

- **Financial review**

John provided an update to our HOA finances

- Reserve fund: \$6000 of dues goes into reserve, after which we will have \$45k in reserve. Have \$40k in operating, and (as a not-for-profit) are supposed to build reserve but have potential of \$17k reserve expenses because of concrete work, and maybe more fence maintenance expenses that could get to \$35k and leave us with only \$10k in reserve.
- We are going to need more money because of deferred wall and neighborhood entrance monument maintenance. By our bylaws, we can only average 3% annual increases in dues. We are going to need more. We are well below 3%/year cumulative over recent of years because we did not raise dues for years. We expect to need small dues raises each year for a while, but we are still well below most HOA dues that we are aware of in Central Oregon.
- **Landscaping:** status of fence and maintenance projects/
 - Received \$3500 bill from Benitez for landscaping cleanup that was done late, so it moved into 2023 budget. In consideration of the amount of work that was done, much of which was deferred maintenance, we feel that the bill is fair and approved payment.

- Action item: get a professional opinion on whether we need the fence repaired imminently or can put this off.
- We looking at changing the monuments. Ann has had Benitez take most of the existing shrubs out of the fence area. We have more work to clean up and modernize the entrance on 35th St. Will do solar lights rather than new electrical work. Will get bids for minimal update and complete fixup. Timing is that we should get something started before next meeting.
- We are still concerned about traffic speed on Cascade Vista Drive. We may need a special assessment to put in speed bumps.
- **Website:** status and discussion of features of our new website
 - Do we want short bio/blurbs about the background of board members. Agree that we should.
 - Will try to improve pictures. Current web site is mostly stock photos from Central Oregon, but would like to have views in the neighborhood.
 - Have made progress on getting missing financial statements and minutes into the web site. Because of Annual HOA meetings that did not happen during the pandemic (2020 and 2021), some documents that would have been prepared for this meetings were not created and posted. This will be mostly fixed on the new site.
 - New site will be .org instead of .com because we are not-for-profit. We carefully note that we are not-for-profit, but we are not a formal nonprofit 501c3 that can accept tax-deductible donations or payments.
- **Compliance Issues:**
 - Status of known issues in the neighborhood. Mostly have issued warnings and homeowners have complied.
- **Board replacements.** By unanimous vote, we have appointed Brady Velikonja as at-large board member and agreed to offer Matt MacDowall the Compliance Officer position.

Meeting adjourned at 10:40 a.m. Thanks to Chris Nielsen for hosting.