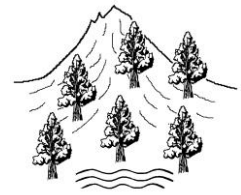


Cascade View Estates Homeowners' Association



Annual Meeting Minutes for May 19, 2010

The annual meeting for Cascade View Estates Homeowners' Association was held at the Greens at Redmond Clubhouse and called to order at 6:00 PM by Bruce Maggio, Board of Directors President.

The proof of notice of annual meeting and all attached documentation as follows:

- The Board of Directors fixed the close of business on March 31, 2010, as the record date for property owners entitled to receive annual meeting notice and voting proxy.
- Meeting notice mailed before April 19, 2010.
- Statement of Earnings and Balance sheet for the year ending December 31, 2009.
- Statement of Earnings and Balance sheet for January 1, 2010 through March 31, 2010.
- Biographies for Board of Directors openings for Craig Knight and Joe Murray.
- Proxy cards with return postage

Note that **98** proxies (252 proxies mailed) were returned to vote. A legal quorum is 20% or 50 votes. The business conducted at the meeting was considered a legal quorum.

- The vote tally from 96 proxy votes (2 proxies without signatures were invalid) were as follows:
 1. Statement of Earnings and Balance sheets: 82 approve, 3 disapprove, 11 abstain
 2. Elect two Directors: Craig Knight, 69 approve, 27 abstain, Joe Murray, 67 approve, 29 abstain.
 3. Ratification of all actions taken by the BOD: 83 approve, 0 disapprove, 13 abstain.
 4. Transacting such other business as may properly come before the board: 81 approve, 0 disapprove, 15 abstain.

All items in the proxy statement were approved or ratified which included:

1. Approved the Statement of Earnings and Balance Sheets through 12/31/2009 and 3/31/2009.
2. Craig Knight and Joe Murray elected for a 3-year term to the HOA Board of Directors.
3. Ratified all actions taken by the Board of Directors during 2009 and until May 19, 2010.
4. Transacting such other business as may properly come before the meeting or any adjournment thereof.

The Board of Directors asked if homeowners had questions on the financial statements. A homeowner asked what is represented in the advanced billings on the 1st Qtr. Balance sheet, and another homeowner asked what the Other Income of \$441 and Miscellaneous of \$808.34 on the 2009 SOE represented. The answers are:

1. "Advanced billing" is the total revenue \$21,525 (\$75 x 287) decreased every month by 1/12 the total revenue.
2. 2009 SOE Other income of \$441 is Title Transfer fees from properties being sold.
3. 2009 SOE Miscellaneous expense of \$808.34 is write-offs of unpaid accounts due to Bankruptcies or Foreclosures.
4. Professional services of \$748.68 were for Attorney and Collection Co. fees.

Northwest Community Management was selected by the BOD to perform the reserve study for the common area along Reservoir Dr. Once the study is completed, a reserve account will be opened with funds from the checking account. The goal for the reserve account is avoid any special assessments in the future.

The Board of Directors thanked Bob Haake for his 5+ years on the Board and Pete Wilson for 14+ years on the Board. We would like to welcome Craig Knight and Joe Murray to the Board for a 3 year term.

A homeowner volunteered to join the CVE ARC committee and another homeowner volunteered to join the Covenants and Advisory Committee and an alternate on the Board.

A new policy to define unscreened times for RV's, Utility Trailers, Boats etc was discussed and will be finalized soon. In the interim, the board is allowing a 48hr. load/unload time at each end of a trip.

A homeowner asked how vacant lot maintenance is handled. It was explained that each year in June letters are sent out to all vacant lot owners. The letters indicate the clean lot expectation and ask for a schedule to ensure weeds are cut down and do not become a fire hazard and eyesore in the summer season.

Lack of yard maintenance was discussed. When a complaint is submitted to the Covenants and Advisory Committee, it is addressed. What can be done with properties in Foreclosure that need yard maintenance? The BOD will deal with them on a case by case basis.

A homeowner asked what "Homeowner fines" were on the financial statements. Homeowner fines are charges for late HOA dues or from homeowners not correcting CC & R violations per the Bylaws.

CVE Architectural Review Guidelines and Project Submittal forms are now available on the website (www.cascadeviewestateshoa.com).

Pete Wilson provided an update on Phase 10. The final phase of Cascade View Estates is waiting for sewer facilities for the new High School (2011-2012). The plat (about 25 properties) can be recorded when the sewer is provided. BPA easement properties (about 106 ft. per lot) can be purchased when the plat has been recorded for a cost of \$7500. A few homeowners indicated they were previously told (by a realtor) the easement property could be purchased for \$5000.

The easement properties are subject to BPA access whenever it's needed, therefore no permanent structures can be build on the easement property.

A homeowner asked about ARC guidelines for the Phase 10 homes. Pete said the new home plans will be submitted to and approved by the CVE ARC. It was brought up that several homes have been approved using the same plan. Pete explained the ARC cannot dictate a property owner not to use a particular plan, but it can tell them to change the exterior appearance.

There was a discussion about any additional Phases to Cascade View Estates and Pete said no. He owns 60 acres below Phase 10, but they would most likely be a different development.

A motion to adjourn the meeting was made, seconded and approved. Meeting was adjourned at 7:10 PM.

Meeting minutes taken by Roiann Santos-HOA Board of Directors Secretary