

# Cascade View Estates Homeowners' Association



## Annual Meeting Minutes for May 10, 2012

The annual meeting for Cascade View Estates Homeowners' Association was held at the Community Presbyterian Church and called to order at 6:00 PM by Joe Murray, 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, 2012, as the record date for property owners entitled to receive annual meeting notice and voting proxy.
- Meeting notice, financial reports, and proxy card mailed before April 10, 2012.
- Statement of Earnings and Balance sheet for the year ending December 31, 2011.
- Statement of Earnings and Balance sheet for January 1, 2012 through March 31, 2012.
- Biographies for Board of Directors opening for Daria Nelson.
- Proxy cards with return postage.

Note that 90 proxies (259 proxies mailed) were returned to vote. A legal quorum is 20% or 52 votes. The business conducted at the meeting was considered a legal quorum.

- The vote tally from 90 proxy votes were as follows:

	Approve	Disapprove	Abstain
1. Statement of Earnings and Balance sheets:	89	1	0
2. Transacting such other business as may properly come before the board:	88	1	1
3. Ratification of all actions taken by the BOD:	87	2	1
4. Elect one Director: Daria Nelson:	74		16

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

1. Approved the Statement of Earnings and Balance Sheets through 12/31/2011 and 3/31/2012.
2. Transacting such other business as may properly come before the meeting or any adjournment thereof.
3. Ratified all actions taken by the Board of Directors during 2011 and until May 10, 2012.
4. Daria Nelson elected for a 3-year term to the HOA Board of Directors.

The Board of Directors would like to thank all homeowners that submitted proxy cards and attending the Annual meeting.

Cost of HOA Annual meeting mailing to 259 property owners totaled \$371.57 (approx. \$1.45 per property). Past years costs: 2011- \$402.59, 2010- \$340.78, 2009- \$297.86, 2008- \$700.25.

The BOD would like to remind all HOA members of the Website ([www.cascadeviewestateshoa.com](http://www.cascadeviewestateshoa.com)) and email address ([cve\\_covenants@yahoo.com](mailto:cve_covenants@yahoo.com)). To conserve costs, all meeting minutes are posted on the website and will only be sent to HOA members who request a mailed copy.

### Agenda Items:

1. Review of Financial statements and Reserve Account- John Seitter
2. Common area fence project- Summer 2012- Craig Knight
3. Check website for CC & R's, Bylaws, ARC guidelines & project forms- Roiann Santos
4. Reminder of Political and Advertisement signs being CC & R violation.- Roiann Santos
5. Architectural Review guidelines and approval process.- Joe Murray and Craig Knight
6. CC & R Committee Chairperson and members needed- Roiann Santos

### Agenda discussions:

1. John Seitter reviewed the financials and reserve study requirements.
  - a. Homeowners asked where is the Common Area fence and landscaping?  
Answer: The Common Area comprises the fencing and landscaping along Reservoir Dr. It was a City of Redmond requirement for the Developer.
  - b. A homeowner asked why the state is involved in HOA Reserve accounts.  
Answer: There is a state statute for all HOA's to establish a Reserve account for the protection of HOA members against special and unplanned assessments.

2. Craig Knight reviewed the Common Area fencing maintenance project that will take place this summer. There are 18 homeowners with property that adjoin the Common Area. They will be notified of when the work will take place for backyard access. The fence needs to be repaired and repainted to maintain its integrity.
3. Roiann Santos reminded all homeowners of the Website. Copies of CC & R's, Bylaws, and Architectural Review project forms are available for all homeowners.
4. Roiann Santos emphasized the CC & R for Signs 4.8 does not allow any signs other than "For Sale". No political or advertising signs can be posted on properties.
  - a. A question was asked about signs being posted in house windows.  
Answer: The Board of Directors felt they cannot enforce something of that nature.
5. Craig Knight talked about the Architectural Review Committee. The committee has 4 members and will start monthly meetings to discuss and approve all project submitted.
6. Roiann Santos will be stepping down as CC & R Committee chairperson effective June 1, 2012. The committee has 8 members and some members will also be leaving after several years of volunteering. The Board of Directors asked if anyone was interested in being the chairperson. The committee is operated by sending email to members rather than monthly meetings. This method has been very effective and productive in response to HOA complaints.
  - a. Larry Johnson said he would volunteer as a committee member.

Note: A discussion regarding the CC & R chairperson resigning brought up questions regarding hiring a Property Management Company to handle some of the volunteer tasks. Several homeowners attending the meeting asked if the BOD had checked into any companies. Roiann Santos has contacted two local companies and received proposals from them. Both companies are willing to provide full or partial services. Both types of services would require an increase in yearly HOA dues. A raise in dues may be the result, if homeowners are unwilling to volunteer and help maintain our neighborhood.

Open Discussion:

A homeowner asked how many Foreclosure properties there are in our neighborhood. The answer was approximately 7 properties were in various stages of the Foreclosure process. Also the homeowner wanted to know what recourse the HOA has to maintain the landscaping of those properties. It was explained that several of the foreclosed properties have not paid the yearly dues, and do not respond to letters and statements sent. Some property owners in foreclosure are not living in the home, so until the property is auctioned it is in limbo.

A Homeowner felt the approval of projects e.g.; storage sheds, house colors, RV enclosures and fencing, was not being administered according to CC & R's. It was explained the CC & R's do not provide guidelines for storage sheds, RV enclosures and house paint colors. Originally these items were approved by the Declarant representing the AR Committee and the guidelines were undocumented. The Board of Directors and AR Committee members have drafted some Architectural guidelines making every effort to ensure new approvals do not deviate from the guidelines.

A motion to adjourn the meeting was made, seconded and approved. Meeting was adjourned at 7:05 PM.

Meeting minutes taken by Roiann Santos-HOA Board of Directors Secretary  
(Minutes are posted on the website: [www.cascadeviewwestateshoa.com](http://www.cascadeviewwestateshoa.com))