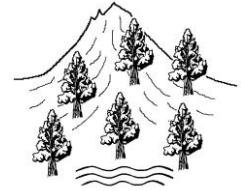


Cascade View Estates Homeowners' Association



Annual Meeting Minutes for May 15, 2013

The annual meeting for Cascade View Estates Homeowners' Association was held at the Community Presbyterian Church and called to order at 6:10 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, 2013, 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 15, 2013.
- Statement of Earnings and Balance sheet for the year ending December 31, 2012.
- Statement of Earnings and Balance sheet for January 1, 2013 through March 31, 2013.
- Nomination for 2 open Board of Directors positions. Bio for Joe Murray. (Ken Kerfoot bio on website)
- Proxy cards with return postage.

Note that 79 proxies (280 proxies mailed) were returned to vote. A legal quorum is 20% or 56 votes. The business conducted at the meeting was considered a legal quorum.

- The vote tally from 79 proxy votes were as follows:

	<u>Approve</u>	<u>Disapprove</u>	<u>Abstain</u>
1. Statement of Earnings and Balance sheets	69	0	10
2. Transacting such other business as may properly come before the meeting	70	0	9
3. Ratification of all actions taken by the BOD	68	0	11
4. Elect two Directors- Joe Murray	52		27

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

1. Approved the Statement of Earnings and Balance Sheets through 12/31/2012 and 3/31/2013.
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 2012 and until May 15, 2013.
4. Joe Murray elected and Ken Kerfoot appointed 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.

Annual meeting mailing costs for meeting notice, financial reports and proxy cards:

<u>Year</u>	<u># Mailed</u>	<u>Mailing cost</u>	<u># Proxy cards Voted</u>
2013	280	\$404.31	79
2012	259	\$371.57	90
2011	269	\$402.59	100
2010	267	\$340.78	98
2009	286	\$297.86	83
2008	286	\$700.25	85

The BOD would like to remind all HOA members of the Website (www.cascadeviewestateshoa.com) and email addresses:

For general HOA business/questions: cve.hoa@aol.com NEW

For CC & R and Architectural Review issues/questions: 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/Discussions:

1. Review of Financial statements and Reserve Account- John Seitter
 - The 2012 and 1st Qtr. financials and reserve study was presented and no questions were asked.
2. Review of Proxy voting and Board of Director nomination
 - The proxy cards returned to vote was the lowest it has been since 2008. Several proxy cards were returned without any voting choices. Joe Murray was elected for 3 more years and Ken Kerfoot volunteered and was appointed for the other open 3 year board position.
3. Thank you to Craig Knight
 - Cascade View Estates Homeowners' Association would like to thank Craig Knight for 7 years of HOA service. Craig served as a member of the CC & R committee, chairman of the Architectural Review committee and Vice President of the Board of Directors for 3 years. His dedication and participation in maintaining our neighborhood was greatly appreciated.
4. Reminder of Website, CC & R's, Bylaws AR guidelines, & project forms
 - Roiann Santos reminded all homeowners of the Website. Copies of CC & R's, Bylaws, and Architectural Review project forms are available for all homeowners.
5. CC & R and AR Committees replaced by Compliance Administrator
 - Bob Grabar was introduced as our Compliance Administrator. He is replacing the AR and CC& R committees. He will handle all AR project forms submitted for approval and the project form includes his information.
6. Southwest Area Project information
 - A presentation regarding the South West Area Project was given by an HOA representative. There are 2 HOA members representing the HOA and providing meeting minutes with maps and project information. Additional information can be found on the HOA website.
7. Lot # 33 Lot Line adjustment and CVE impact.
 - The homeowner of Lot 33 would like to include a portion of land outside our development into his property by doing a lot line adjustment. The HOA would need to approve this by a proxy vote. The property owner will cover all mailing costs associated with this special vote.

Open Discussion:

- A question was asked regarding how hard it was to change the CC & R's?
Answer: a vote of 67% of 286 property owners (192) and then 51% (98) of that to approve a change.
- A question was asked about how long can vehicles be parked on the street?
Answer: The city of Redmond allows vehicles to be parked unmoved on the street for 7 days. If it doesn't move the city can fine the property/vehicle owner. We have an RV parking policy of 48 hrs. for load and unload.

A motion to adjourn the meeting was made, seconded and approved. Meeting was adjourned at 6:50 PM.

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