

CVE HOA Annual Meeting

May 7, 2016, 10:00 a.m., Presbyterian Community Church

The annual CVE HOA meeting was convened at 10:05 a.m., board members introduce themselves to the attending HOA members. The board members present, were Joe Murray, Julie Boock, Antonina Vass. Also present was John Seitter, the HOA accountant, and Bob Grabar, the HOA Compliance Administrator.

The HOA members running for board positions then introduced themselves (Len Lutero and Bill Trumble). Cory Nystul, Director-at-Large was out of town.

A tally of the proxy cards was performed, the results given, and the two new board members were announced. Bill Trumble and Len Lutero.

HOA Website Reminder – Attendees were advised to visit the HOA website. The website contains a lot of information and saves money for the association, so we encourage using the website:

<http://www.cascadeviewestateshoa.com/>

A reminder was given attending HOA members that the Bylaws, CC&Rs, and the Architectural Review Committee forms are available on the website. Also requested was that all HOA members use the Architectural Review Committee form for submission before starting any exterior construction project, painting, etc.

Concerning complaints received regarding on-street parking, Joe advised us that the CC&Rs do not control parking, that it is the city controls parking on the street, and enforces concerns about disabled and abandoned vehicles. The HOA does not control parking. All streets are dedicated to the city. Any concerns about a vehicle being abandoned, inoperable, or disabled, should be reported to the City of Redmond.

Open Discussions

Craig Knight had a question about new home construction and was wondering if when plans are submitted to the Architectural Review Committee, if the plans included a schedule for completion. Mr. Knight was advised that there is only a single line entry on the Architectural Committee Review form for the estimated completion date. The HOA does not enforce completion dates, as it is monitored and controlled by the City, and the HOA leaves the enforcement of completion dates to the City. We have received two new requests for new construction in our development, making a total of 11 new homes under construction.

Penny Euwick, voiced her concern about leaking oil, fluids, or other toxic fluids from visiting construction trucks and services. Mr. Knight provided his insights concerning issues that arise during new construction. Contractors cannot impede walkways and any vehicle that is causing a serious health hazard can be reported to the City.

The Scoutens questioned the odd location of a “speed bump” located on Cascade Vista Drive, which is located on the east side heading for Antelope Avenue. It was clarified that this was not actually a speed bump, but a water diversion system for water runoff.

Jim Maxwell asked how the HOA enforced unpaid dues and fines and the HOA accountant, John Seitter, thoroughly explains dues collections and actions taken for noncompliant homeowners. (Our development consists of 286 properties) – homeowners have been compliant.

Robert Katour had a question regarding the annual budget – John Seitter explains the HOA budgetary process. We are good – even through a bad year, if one occurs. There are financial margins for ebbs and flows, as well as deposits into reserve funds at the end of each year. The reserve fund was founded 2010, pursuant to Oregon state law. Fencing is largest cost to replace. Lengthy discussion ensued.

Joe Murray reminds attendees that we have a real need for volunteers to help with CC&R violations, board positions, etc. Asks for volunteers for future positions.

Penny Euwick had a question concerning water pressure issues. She feels the water pressure is too low in her area, sprinkler systems effect home pressures – Ken Kerfoot addressed Penny’s question – stating it was a City issue, and in some instances, the City can modify pressures depending on location. Call City of Redmond for water pressure issues.

Joe Murray made a motion to adjourn the meeting, Antonina seconded, and the annual meeting of CVE Homeowners was adjourned approximately 11:00 a.m.