

CVE HOA Annual Meeting

May 20, 2017, 9:30 a.m., Presbyterian Community Church

The annual CVE HOA meeting was convened at 9:30 a.m., board members introduce themselves to the attending HOA members. The board members present, were Bill Trumble, Julie Boock, Antonina Vass, Gary Diefenderfer. Also present was John Seitter, the HOA accountant.

A tally of the proxy cards was performed, the results given, (repeat from Board minutes) +1

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/>

Welcome for attending members. Introduction of the Board members to general membership.

Advised of new board members. Advised of audit results and availability of report for viewing.

Presidential remarks: The following is a tally of the proxy cards returned. We received 97 proxy cards. 87 votes to approved statements of earnings; 87 votes approved transactions of earnings; 86 approved ratification of board actions. There are 286 lots in HOA.

Appeals were made to attending membership to take interest in HOA and Board participation. Long search for board members, if no one steps up to participate, management company is the only answer, which could elevate the HOA dues anywhere from \$500 per year to \$800 per year, maybe more.

Volunteers for the board keep costs down. Board members are volunteers from the development, and there are no costs for these board members. Costs associated with management property is not a cost effective answer. Per state requirements, we cannot dissolve HOA.

Common area – our common area runs ½ mile along Reservoir – this common area contains the fence, lawn, sprinkler system. Damaged fence this year because a car ran off the road due to icy conditions last winter. Repairs were paid by driver's insurance.

Changes – website will be updated to bring it current. We have a new email address: cve.covenants@gmail.com. We no longer have compliance officer – board has divided up development, which is reflected on the website. Now that we are rebounding from recession, the board is now looking to maintain and improve property values, and effective in keeping our curbside appeal optimal, is lawn care, trimmed bushes, etc., property upkeep. Our purpose is to keep a pleasant, safe, and valuable neighborhood. Seeking assistance from HOA membership to keep property values up.

There will be no increase to HOA dues for year 2017.

John Seitter (our accountant) takes care of HOA accounting, at the end of 2016, cash flow good in comparison to our reserve.

An audit performed on our books contained a look at the layout of the way our accounting was presented. Needed outside company to review reserves and the way reserve amounts should be posted with regular financials on the same page. The way the information is displayed needs to be changed. John is complying with recommendations.

There were questions posed and answered by John Seitter concerning the lien processes of noncompliant homeowner members. Noncompliance notifications are sent to the address of the homeowner on record with the board, or through DIAL (Deschutes County Clerk's office). It is the homeowners' responsibility to notify the HOA of current mailing address and contact information if they live somewhere other than Cascade View Estates. The consequence of not keeping the HOA notified of current mailing address (if other than Cascade View Estates), notifications of noncompliance the CC&Rs and possible fines accrued by occupants of their residence may not reach them. We encourage off-site homeowners to keep HOA informed of their current mailing addresses and contact information.

The attending members were also informed that a couple of the board members were fighting illnesses and another is facing demands from family members who are suffering from illnesses and disability. Our HOA contains 286 homes, so we are reaching out to ask for volunteers for the HOA Board. We, the members of Cascade View Estates, feel that we do a much better job for our development, better than any offsite management company can do. We, the board members, and all the members of the HOA have a vested interest in our neighborhood.

Gary Diefenderfer discussed current property values in the Redmond area. Mr. Diefenderfer stated he felt the market is strong and doing well and will continue to do so for the next several years.

There were general questions from the floor which encompassed local concerns involving homeowner noncompliance from CC&Rs, the remedies the board is empowered to use, and where the City can step in.

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

Next quarterly meeting will be held Saturday, August 5, 2017, @ 9:00 a.m.-Community Presbyterian.