

Cascade View Estates HOA

Board of Directors



December 6, 2008

Meeting Notes for December 5, 2008 4:30 PM at The Greens

Meeting Attendees:

Board members present: Bruce Maggio, Bob Haak, Roiann Santos, and Pete Wilson

Board members absent: Earl Cordes

Quorum present: yes

Others present: Lot # 209 Homeowners

Proceedings:

Meeting called to order at 4:30 pm. by Bruce Maggio.

Agenda items addressed:

1. **Lot # 209 Temporary structure CVE ARC non-approval issue.** Discussion of waiver of CC & R 4.20 Temporary structure and the BOD's course of action. It was decided to have the homeowner get signed approval from all his neighbors before the BOD would give approval. This was explained to the homeowners and a letter will be sent detailing the BOD decision.
2. **Discuss Cascade AMA managing more HOA business.** The BOD decided to table the discussion of Cascade AMA taking over more HOA responsibilities, due to Bill Friedman's death. We will evaluate this issue later.
3. **Decide on a past due policy for overdue dues.** The BOD decided we need to have Cascade AMA send 30, 60, 90 days late notices to all overdue accounts. Cascade AMA will need to provide a more comprehensive aging report that coincides with the late fees and totals.
4. **Review HOA Taxes and results of filing late.** Yearly HOA taxes will be done automatically by Cascade AMA and the accounting firm.
5. **Review recent CVE ARC decisions and consider BOD sign-off.** CVE ARC decisions will now include a sign-off by the BOD.
6. **Need a policy to address CC & R violators on a never-ending loop.** CC & R violations on a continuous loop will be sent a letter stating that if the violation occurs within a year, the BOD will impose sanctions.
7. **Liability insurance for Board members?** Pete explained there is no need for Insurance since the CC & R's and Bylaws protect Board members from a lawsuit if the member is acting in the Board's best interest.
8. **Treasurer responsibilities (petty cash)?** This was tabled until Earl could attend.
9. **2009 Budget?** We need the Nov. and Dec. financial statements and 2008 budget to work on the 2009 budget. Roiann will contact Cascade AMA for the financials.

The meeting was adjourned at 5:30 PM. The Next BOD meeting TBD.